

12814 94 Street
Grande Prairie, Alberta

MLS # A2180426



\$229,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	555 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs		

Inclusions: N/A

Welcome to this beautifully maintained half duplex, ideally located in the highly sought-after subdivision of Lakeland. Offering a comfortable and functional layout, this home is perfect for families or anyone seeking a peaceful retreat with easy access to all the amenities you need. The lower level features three spacious bedrooms, providing privacy and ample space for rest and relaxation. A well-appointed full bathroom and a convenient laundry area are also located downstairs, making daily routines effortless. Upstairs, you'll find a bright and open kitchen and living room, perfect for entertaining guests or enjoying quiet family time. A handy half bathroom completes the upper level, adding an extra layer of convenience. Step outside to a private, fenced backyard – ideal for pets, kids, or hosting outdoor gatherings in a secure space. Nestled in a peaceful and friendly neighbourhood, this home is just minutes from shopping, schools, parks, and more! Don't miss the chance to make this charming half duplex your new home!