

**406, 9229 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2204310**



**\$175,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Natural Gas, Other	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 673
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Other	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Elevator, Laminate Counters, See Remarks		

**Inclusions:** n/a

TOP FLOOR, CORNER! Looking to add to your investment portfolio? Looking for affordable condo living? This condo could be it! Rented for \$1695/month until May 31, 2025 and hasn't gone longer than 1 month vacant in over 10 years. Move in yourself and enjoy the freedom condo living offers- low monthly payments, low maintenance living! 2 bed/ 2 bath condo conveniently located in Lakeland. Open concept with bright windows. The balcony overlooks the beautiful prairies! In-suite laundry. This pet friendly condo has a well managed condo association with a strong reserve fund. Condo fees are \$673 inclusive of a parking stall and incl water, gas, garbage removal, lawn care, snow removal, as well as reserve contribution. Across from Maude Clifford School, convenience store, eating establishments & other amenities.