

**305, 9229 Lakeland Drive
Grande Prairie, Alberta**

MLS # A2206570



\$185,000

Division:	Lakeland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	RM
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: Pantry Cupboard in closet, Curtain Rods

Charming and recently updated 2 bed, 2 bath condo on the third floor with peaceful views to the north. Owner occupied with brand new appliances, modern plank flooring and fresh paint will set this unit apart from others. Primary suite with full ensuite bathroom and good closet space, large living area with natural light leading to balcony with natural gas line for BBQ, also featuring in-suite laundry & storage room. The property includes one titled parking stall and currently offers a leased 2nd stall. Situated opposite Maude Clifford School, it's close to a convenience store, eateries, and amenities in the Crystal Lake area. Pet-friendly and backed by a well-managed condo association. A great option as a maintenance free way to achieve home ownership or good potential as an investment.