

# \$296,900 - 9405 Lakeland Drive, Grande Prairie

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MLS® #A2224709

**\$296,900**

3 Bedroom, 1.00 Bathroom, 820 sqft

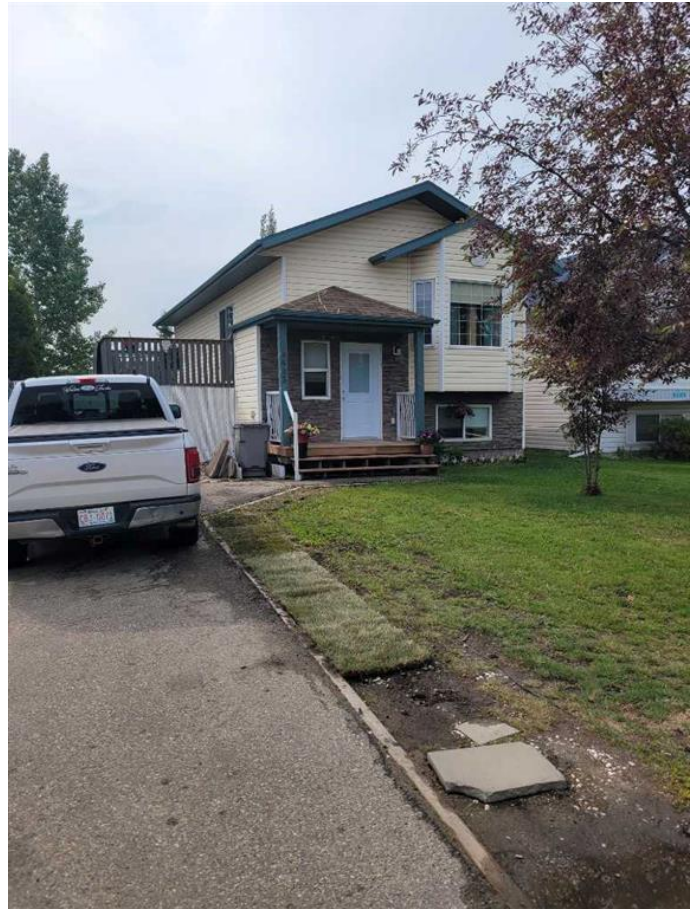
Residential on 0.10 Acres

Lakeland., Grande Prairie, Alberta

This well maintained Lakeland home is perfect for the first time home buyer or investor.

Walking into this bright home you are greeted with an open floor plan featuring a family room, dining area, a spacious kitchen, a full bath and two bedrooms. Patio doors off dining area to a large deck for entertaining. Downstairs there is a large family room with gas fireplace and partially finished 3rd bedroom. Large fenced yard complete this great home . Minutes away from school and parks

Built in 2002



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224709    |
| Price          | \$296,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 820         |
| Acres          | 0.10        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9405 Lakeland Drive |
| Subdivision | Lakeland.           |

|             |                |
|-------------|----------------|
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 1N5        |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Utilities      | Cable Connected, Electricity Connected |
| Parking Spaces | 2                                      |
| Parking        | Parking Pad                            |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Dishwasher, Range Hood, Refrigerator |
| Heating           | Fireplace(s), Forced Air             |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |
| # of Fireplaces   | 1                                    |
| Fireplaces        | Gas                                  |
| Has Basement      | Yes                                  |
| Basement          | Full, Partially Finished             |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Irregular Lot, City Lot |
| Roof              | Asphalt Shingle         |
| Construction      | Brick, Vinyl Siding     |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 46              |
| Zoning         | RG              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|



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