

\$350,000 - 9306 131 Avenue, Grande Prairie

MLS® #A2237622

\$350,000

5 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.13 Acres

Lakeland., Grande Prairie, Alberta

Great 5-bedroom, 2 full bathroom single-family home located in the highly desirable neighbourhood of Lakeland. Whether you're a first-time home buyer looking to break into the market or a seasoned investor seeking a strong income-producing property, this home has it all. This home is mere steps away from Maude Clifford Public School—ideal for kids to walk to school. The main level offers a functional layout with plenty of natural light and comfortable living space for families of all sizes. The fully finished basement features two additional bedrooms, a full bathroom, a separate walk-up entrance, and a dedicated laundry room located in the utility area. Sitting on a massive pie-shaped lot with no neighbours behind, the backyard offers exceptional privacy and endless potential for outdoor enjoyment, gardening, or entertaining. There's also a large, oversized parking pad with room for multiple vehicles. Enjoy relaxing walks along Crystal Lake, just minutes away. The home is ideally located close to parks, schools, shopping, and the Grande Prairie Regional Hospital (GPRH), combining convenience with a quiet, family-friendly atmosphere. Whether you're adding to your rental portfolio or settling into a wonderful neighbourhood, this property checks all the boxes. Don't miss your chance to own a home that truly offers it all—space, functionality, location, and income potential. Book your private showing today before it's gone!



Built in 2005

Essential Information

MLS® #	A2237622
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9306 131 Avenue
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1S7

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Yard, No Neighbours Behind, Other

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	9
Zoning	RS

Listing Details

Listing Office	eXp Realty
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