HOME TEAM

9368 Lakeland Drive
Grande Prairie, Alberta

MLS # A2202504
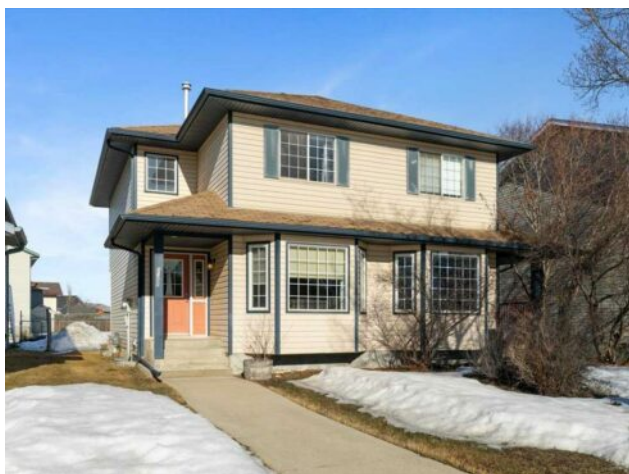
$285,000

Division:	Lakeland
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,241 sq.ft.
Age:	2000 (25 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Parking Pad
Lot Size:	0.06 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home		

Inclusions:	N/A

Well-Maintained 4-Bedroom Half Duplex in Lakeland – Prime Investment Opportunity! Welcome to this beautiful 2-storey half duplex located in the highly desirable community of Lakeland, Grande Prairie, AB. Offering 1,241 sq. ft. of living space, this well-maintained and exceptionally clean home is perfect for families, first-time buyers, or investors looking for a prime opportunity. Inside, you'll find a spacious layout with 4 bedrooms and 2.5 bathrooms, providing ample room for comfortable living. The fully finished basement adds extra living space, perfect for a recreation room, home office, or additional storage. The property features rear parking for convenience, and is situated in a sought-after neighborhood known for its parks, scenic trails, shopping, and schools—all just moments away. Investment Potential This half duplex is part of a full duplex listing, making it a fantastic investment opportunity. Live in one side while renting out the other to generate passive income, or add both units to your rental portfolio. ?? Key Features: ? 1,241 sq. ft. 2-storey half duplex ? 4 Bedrooms, 2.5 Bathrooms ? Fully Finished Basement for extra living space ? Rear Parking for added convenience ? Desirable Lakeland Community – close to parks, trails, shopping & schools ? Investment Potential – Option to purchase both sides of the duplex! Don't miss out on this incredible opportunity! Book your showing today.