



13106 95 Street  
Grande Prairie, Alberta

MLS # A2185623

**\$319,900**



<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,405 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Irregular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Cul-De-Sac location, no rear neighbors, huge pie shaped lot, close to a school, this home checks all those boxes. Two-Storey plan with walk-out basement offering nice square footage, white doors & moulding which leads to many options if you would like to complete updates to the house. Front veranda, large deck, upper level laundry this home offers many features that others in the price range cannot. Three bedrooms on upper level with pass-thru door from primary bedroom to main bath. Main floor offers nice ceiling height, kitchen with pantry, stainless steel appliances, good cabinet storage & dining area with large windows overlooking Urban Reserve area. This is the type of home you can add your personal touches to make it your own and add great value. Immediate possession available.