

404, 9225 Lakeland Drive  
Grande Prairie, Alberta

MLS # A2155736



## \$167,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeland                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 720 sq.ft.                         | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                            |                   |        |
|--------------------|----------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                          | <b>Condo Fee:</b> | \$ 498 |
| <b>Basement:</b>   | -                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | RM     |
| <b>Foundation:</b> | -                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Walk-In Closet(s)          |                   |        |

**Inclusions:** N/A

2 bed, 2 bath top floor condo, west view with beautiful sunsets in the Vistas at Crystal Lake. The master bedroom features a private ensuite, while the large second bedroom comes with its own well-appointed bathroom, offering privacy and convenience for family or guests. Convenient u-shaped kitchen that maximizes cabinet & counter space with eating bar. The large living area is filled with natural light and opens to a balcony equipped with a natural gas line for a BBQ. Assigned to this unit is one parking stall. Condo fees includes gas, water, sewer, garbage and snow removal. Location is great as you are across from Maude Clifford School, convenience store, liquor store and the best pizza place in town! . If you're looking for low maintenance living or an investment property, this is the perfect condo for you.