

**206, 9225 Lakeland Drive  
Grande Prairie, Alberta**

**MLS # A2180007**



**\$137,500**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Lot, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	None	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 574
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Connected, Garbage Collection, Heating Pa
<b>Features:</b>	See Remarks		

**Inclusions:** as is, where is, upon possession

Immediate possession is possible on this 2 bedroom, 2 bathroom, CORNER unit condo! This second floor home has the two bedrooms with the living room & kitchen areas between them, which adds that extra element of privacy, especially in a roommate situation. Primary bedroom has large closets and its own full ensuite and the main bathroom is next to the second bedroom. There is warm, walnut finishing in the kitchen, with handy, peninsula eat-up area which is perfect for quick meals or snack time. Bonus here of an actual dining room space! You don't always get that in a condo and it won't cut into your actual living room area. Lots of natural light fills the whole space which is great for plants and people! Heat and water are included in condo fees making it easier for monthly budgeting. Just think of this great time saver, too: no grass to cut or snow shovelling to do! This would make for a super rental property, or if you are down-sizing, and is also in a premium location if you work in Clairmont or the north end of Grande Prairie. "The Vistas @ Crystal Lake" is close to the 'Maude Clifford' public school, playground, convenience store, restaurants, and more, plus the lovely 'Crystal Lake' area with ample walking & bike trails and bird watching area. Contact a REALTOR today for more info or to schedule a viewing. \*\*\*Please note: property is sold "as is, where is, upon possession." No warranties or representations. \*\*\*