

**9326 Lakeland Drive**  
**Grande Prairie, Alberta**

**MLS # A2264561**



**\$324,900**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeland                         |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 2 Storey                         |               |                   |
| <b>Size:</b>     | 1,235 sq.ft.                     | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 3                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot |               |                   |

|                    |                       |                   |    |
|--------------------|-----------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Linoleum, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished      | <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

Beautifully Renovated Two-Storey Home Steps from Maude Clifford School! This freshly updated 3 bedroom, 1.5 bathroom home sits on a desirable corner lot and is move-in ready! Enjoy new appliances, plenty of cabinets, and a corner pantry in the kitchen. The main floor features fresh paint throughout, new trim, new flooring, and convenient main floor laundry. Upstairs, you'll find a spacious primary bedroom with a walk-in closet (featuring a window for natural light) and direct access to the main bathroom, plus two additional bedrooms. The hot water tank was replaced in January 2024, and the unfinished basement offers great potential for future development. Outside, enjoy a deck for relaxing or entertaining, along with back alley access for added convenience. Don't miss out—schedule your viewing today!