

**13021 95 Street
Grande Prairie, Alberta**

MLS # A2277499



\$273,000

Division:	Lakeland	
Type:	Residential/Duplex	
Style:	Attached-Side by Side, Bi-Level	
Size:	619 sq.ft.	Age: 2002 (24 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	Off Street	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		
Inclusions:	N/A		

New Roof Shingles in 2023! The main floor features the kitchen with pantry, dining room with access to deck/back yard, living room, half bath, and closet. Down through the split entry to three bedrooms, a laundry area, and a full bath. Located in a quiet cul-de-sac just a few blocks from Maude Clifford Elementary School, a convenience store, and restaurants. The property is tenant-occupied until January 31, 2026. Due to Tenant considerations, the photos uploaded are from before this Tenancy.