



9126 Lakeland Drive  
Grande Prairie, Alberta

MLS # A2099966



\$599,800

Division:	Crystal Lake Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Up/Down		
Size:	1,622 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Builder to provide RPR, 1 year builders warranty, 10 year Alberta New Home Warranty

Brand new legal up/down duplex Job 598 "The Kinley" by Unique Home Concepts -one of Grande Prairie's top builders and builder of the 2021, 2023 & 2024 Dream Home. AMAZING LOCATION this home backs onto large green space & is walking distance to school, park, & shopping plaza. Larger than most out there and each unit has its own garage. Open floor plan on main level offers linear electric fireplace in living room, spacious kitchen & dining room with island. Main floor master bedroom has walk in closet & full ensuite. Upstairs there are 2 more good sized bedroom as well as a 4 piece bathroom. Basement unit has a large open floor plan with spacious kitchen & dining room plus fireplace in the living room. You will also find 2 bedrooms and a 4 piece bathroom. Each unit also has its own laundry and own garage meaning no brushing snow in the winter. Vinyl plank & tile throughout common areas is sturdy and will hold up to renters. Great revenue property - rent the whole thing out or live in one unit and have tenants in the other to pay the mortgage. Photos are progress pictures from May 8