



9130 Lakeland Drive
Grande Prairie, Alberta

MLS # A2099959

\$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:	0.13 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 599 "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. ALL PHOTOS ARE SAMPLE PHOTOS AS HOUSE IS STILL UNDER CONSTRUCTION.