

# \$277,500 - 9364 Lakeland Drive, Grande Prairie

MLS® #A2202516

## \$277,500

4 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.06 Acres

Lakeland., Grande Prairie, Alberta

Well-Maintained 4-Bedroom Half Duplex in Lakeland â€” Prime Investment Opportunity! Brand new Shingles being replaced in May. Welcome to this beautiful 2-storey half duplex located in the highly desirable community of Lakeland, Grande Prairie, AB. Offering 1,241 sq. ft. of living space, this well-maintained and exceptionally clean home is perfect for families, first-time buyers, or investors looking for a prime opportunity.

Inside, you'll find a spacious layout with 4 bedrooms and 2.5 bathrooms, providing ample room for comfortable living. The fully finished basement adds extra living space, perfect for a recreation room, home office, or additional storage.

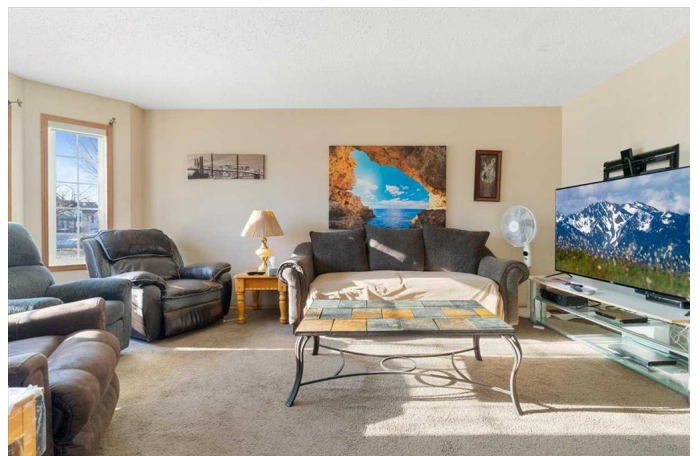
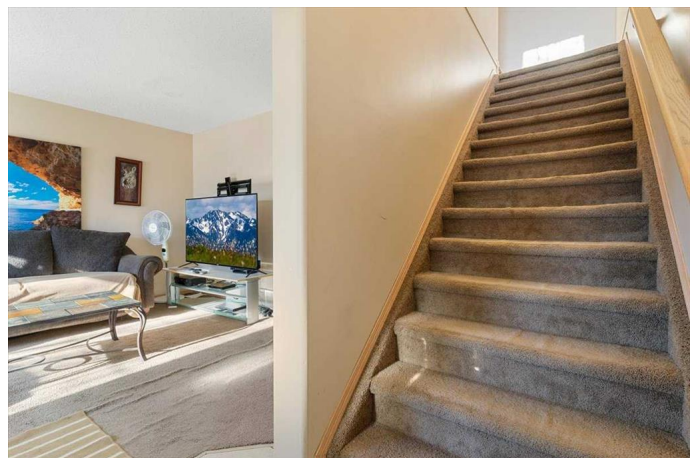
The property features rear parking for convenience, and is situated in a sought-after neighborhood known for its parks, scenic trails, shopping, and schoolsâ€”all just moments away.

### Investment Potential

This half duplex is part of a full duplex listing, making it a fantastic investment opportunity. Live in one side while renting out the other to generate passive income, or add both units to your rental portfolio.

### ?? Key Features:

- ? 1,241 sq. ft. 2-storey half duplex
- ? 4 Bedrooms, 2.5 Bathrooms



? Fully Finished Basement for extra living space  
? Rear Parking for added convenience  
? Desirable Lakeland Community "close to parks, trails, shopping & schools"  
? Investment Potential "Option to purchase both sides of the duplex!"

Don't miss out on this incredible opportunity!  
Book your showing today.

Built in 2000

### Essential Information

MLS® #	A2202516
Price	\$277,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9364 Lakeland Drive
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1N6

### Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	No Smoking Home, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	61
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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