

# \$359,900 - 13026 95 Street, Grande Prairie

MLS® #A2226714

## \$359,900

3 Bedroom, 2.00 Bathroom, 1,006 sqft  
Residential on 0.10 Acres

Lakeland., Grande Prairie, Alberta

STUNNING BI-LEVEL WITH WALKOUT BASEMENT AND NO REAR NEIGHBORS ON QUIET STREET IN LAKELAND! There is so much to love with this beautiful and updated bi level. The yard is beautiful with 2 tier deck, gazebo, gardens, no rear neighbors and stamped concrete lower pad off the walk out basement. Kitchen is well appointed and great for entertaining. Opens to dining and living room. Living room is cozy and features PROJECTOR AND SCREEN. Two good sized bedrooms (Large Master) and a full bath complete the main level. The walkout basement was recently professionally developed , with a very Chic palette (vinyl flooring, great for pets). Large bedroom, huge laundry room, full bath and an oversized living room that could become fourth bedroom. Every window you look out this home has green which is very rare in a newer home of this age. The perfect blend of great yard, privacy and pride of ownership come together to make this a winner at a great price-point.

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2226714  |
| Price      | \$359,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,006       |
| Acres          | 0.10        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13026 95 Street |
| Subdivision | Lakeland.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X1R9          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | None                     |
| Heating           | Forced Air               |
| Cooling           | Central Air              |
| Has Basement      | Yes                      |
| Basement          | Finished, Full, Walk-Out |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Covered Courtyard, Garden, Private Yard            |
| Lot Description   | Back Lane, Back Yard, Gazebo, No Neighbours Behind |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding                                       |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 13             |
| Zoning         | RS             |

**Listing Details**

Listing Office                      Grassroots Realty Group Ltd.

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