

# \$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.

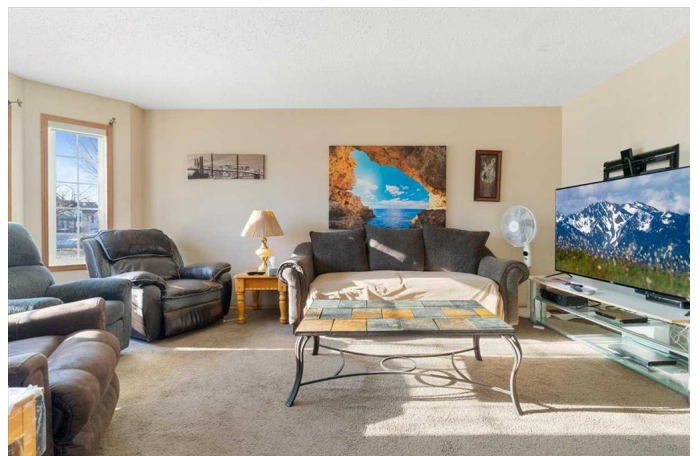
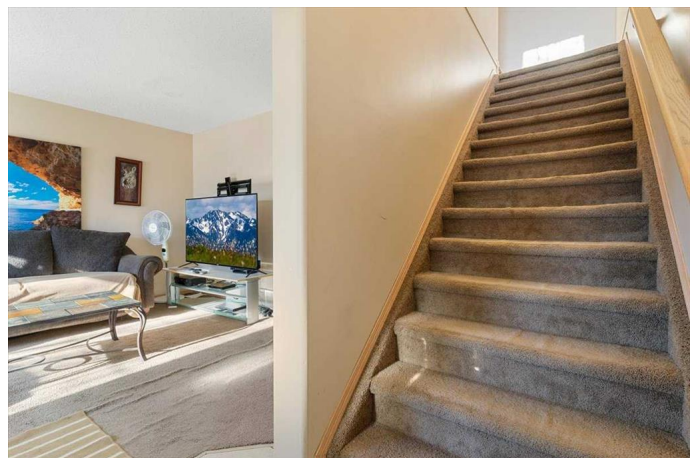
The property features rear parking for convenience, and is situated in a sought-after neighborhood known for its parks, scenic trails, shopping, and schoolsâ€”all just moments away.

### 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	47
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.