

# \$175,000 - 406, 9229 Lakeland Drive, Grande Prairie

MLS® #A2204310

**\$175,000**

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Lakeland., Grande Prairie, Alberta

TOP FLOOR, CORNER! Looking to add to your investment portfolio? Looking for affordable condo living? This condo could be it! Rented for \$1695/month until May 31, 2025 and hasn't gone longer than 1 month vacant in over 10 years. Move in yourself and enjoy the freedom condo living offers- low monthly payments, low maintenance living! 2 bed/ 2 bath condo conveniently located in Lakeland. Open concept with bright windows. The balcony overlooks the beautiful prairies! In-suite laundry. This pet friendly condo has a well managed condo association with a strong reserve fund. Condo fees are \$673 inclusive of a parking stall and incl water, gas, garbage removal, lawn care, snow removal, as well as reserve contribution. Across from Maude Clifford School, convenience store, eating establishments & other amenities.

Built in 2006

## Essential Information

MLS® #	A2204310
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.00
Year Built	2006



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	406, 9229 Lakeland Drive
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0B8

### Amenities

Amenities	Elevator(s), Visitor Parking, Snow Removal
Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	1
Parking	Stall, Outside, Parking Lot

### Interior

Interior Features	Laminate Counters, Elevator, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Other
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	None
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### Additional Information

Date Listed	March 20th, 2025
Days on Market	42
Zoning	RM

**Listing Details**

Listing Office                    Century 21 Grande Prairie Realty Inc.

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