

# **\$359,000 - 13026 91a Street, Grande Prairie**

MLS® #A2224719

**\$359,000**

4 Bedroom, 4.00 Bathroom, 1,236 sqft  
Residential on 0.09 Acres

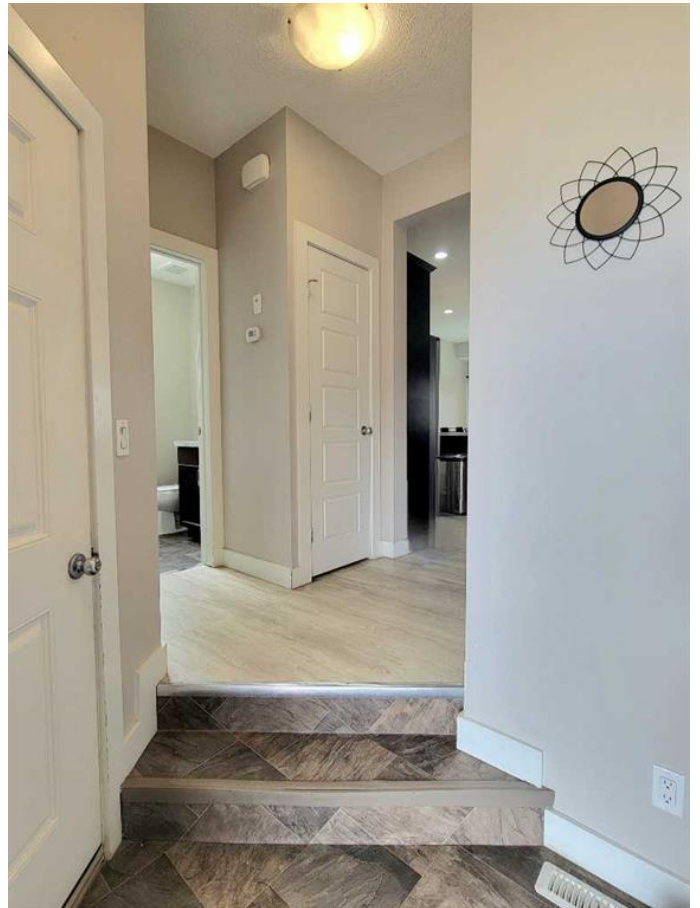
Lakeland., Grande Prairie, Alberta

Embrace the pinnacle of modern living in this exquisite 4-bedroom, 3.5 bathroom residence, thoughtfully designed across three levels to offer functional space for your family. As you step into this Grande Prairie gem, you're immediately enveloped by an atmosphere of sophistication and comfort.

The heart of this home is undoubtedly the stunning open-concept kitchen and living area. Sleek dark cabinetry contrasts beautifully with light countertops, while stainless steel appliances and pendant lighting add a touch of contemporary elegance. The kitchen island, complete with comfortable seating, invites casual dining and social interaction.

Head upstairs to discover 3 generously-sized bedrooms, including a primary suite that serves as your personal sanctuary. Each bathroom is a testament to modern design, featuring spacious vanities and luxurious finishes. To add to the convenience, laundry is also located upstairs. Throughout the home, large windows allow natural light to cascade in, creating a bright and airy ambiance. Plush carpeting in the bedrooms and hallways adds warmth, while easy-to-maintain flooring in high-traffic areas ensures practicality. The fully developed basement offers another bedroom & bathroom for your growing family!!

This property offers a fantastic & modern starter home located walking distance from



schools, parks & restaurants! Don't delay!!

Built in 2014

### Essential Information

MLS® #	A2224719
Price	\$359,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,236
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	13026 91a Street
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A9

### Amenities

Parking Spaces	2
Parking	Single Garage Attached, RV Access/Parking
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	Balcony, Private Entrance, P
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 26th, 2025
Days on Market	41
Zoning	RS

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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