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13022 90 Street
Grande Prairie, Alberta

MLS # A1030327



\$319,000

Division:	Lakeland.		
Type:	Residential/House		
Style:	Up/Down		
Size:	1,466 sq.ft.	Age:	2006 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Suite, Walk-Out

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Concrete

Utilities: -

Features: Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge x2, Washer x2, Dryer x2

Looking to live in your home and have the mortgage paid for?! This amazing modern home is perfect for just that! Very stylish updates including kitchen, paint, countertops, flooring, hardware, deck and a converted basement suite with kitchenette currently used as an air bnb bringing in \$2,000 revenue every month. Spacious front entrance leading up to the bright and open living area. Cozy living room and dining area with built in bench seating. White kitchen with all newer appliances and marble patterned countertop with eat up breakfast bar and corner pantry. Master bedroom with his/her closet and cheater ensuite door, 2 spare bedrooms and a full bath upstairs. Grey oak plank flooring flows throughout. To finish it off there is a functional storage/laundry/office area. The backyard is a summer oasis and has an outdoor potty/change room for pool days. The lower unit has a fully separate entrance with a walkway and back deck area. It boasts a spacious main living area with kitchenette and island opening out onto the living and dining. This above ground level stays nicely lit with big windows. The bottom floor includes 1 big bedroom with walk in closet, 1 full bathroom and laundry/utility room. There is also ample storage in the crawl space. This property is turn key ready and the busy air bnb can start making you money the minute you move in. What are you waiting for!