

# \$176,000 - 401, 9225 Lakeland Drive, Grande Prairie

MLS® #A2233159

**\$176,000**

2 Bedroom, 2.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Lakeland., Grande Prairie, Alberta

4th Floor unit in The Vistas at Crystal Lake - well kept 2 bedroom, 2 bathroom "end" unit in this affordable complex. This building has one elevator and 4 stories so this condominium unit is on the top floor. The space is very comfortable with an open design - the kitchen has a good amount of cabinets with an eating bar and overlooks the living room and dining area. The laundry facilities (stacker washer & dryer) are right in the unit located just off the entrance in a space that also offers good storage. There are patio doors to a deck that faces east and overlooks the parking area. This condominium is in a desirable and accessible neighborhood (Lakeland, Crystal Lake area) with a convenience shopping plaza & dining options right across the parking lot. There is an elementary school across the street and access to many walking paths in different directions and lots of park areas. The monthly condominium fee is \$588.00 and includes heat, water, sewer, garbage, professional management services, common area maintenance, and yard maintenance/snow removal; also a portion of your monthly fee goes to the designated reserve fund for ongoing maintenance. All parking stalls for owners are surface and assigned - this unit has #142. There is visitor parking with restrictions. The property taxes for this unit yearly are \$1642.00 (2025). This unit is currently Tenant occupied and would require 90 day notice to be vacant. Lovely unit in an affordable well looked after condominium



complex that should be viewed.

Built in 2006

### **Essential Information**

MLS® #	A2233159
Price	\$176,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	779
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 9225 Lakeland Drive
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0B8

### **Amenities**

Amenities	Elevator(s), Laundry, Parking, Trash, Visitor Parking
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected, Garbage Collection
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Elevator, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None

# of Stories            4

## Exterior

Exterior Features    Balcony

Construction        Other, Stone, Wood Frame

## Additional Information

Date Listed           June 20th, 2025

Days on Market      14

Zoning                RM

HOA Fees             558

HOA Fees Freq.      MON

## Listing Details

Listing Office        Century 21 Grande Prairie Realty Inc.

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