



GRASSROOTS
REALTY GROUP

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12918 93 Street
Grande Prairie, Alberta

MLS # A2266866



\$277,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	775 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Discover this charming duplex in the family-friendly Lakeland neighborhood, just a short stroll from Maude Clifford School. The main floor offers a bright, open-concept living area that flows into a stylish kitchen featuring crisp white cabinetry, a functional island with bar seating, and a comfortable dining nook. Two generous bedrooms and a full 4-piece bathroom complete the upper level. Downstairs, you'll find a fully developed basement with a spacious family room, a third bedroom, another 4-piece bathroom, and a convenient laundry/storage space. The home has seen plenty of updates over the years, including a refreshed kitchen (2017), updated flooring, lighting, appliances, bathroom renovations, low-flow toilets, newer hot water tank, and fencing — plus fresh paint throughout. The lower level's separate entrance offers potential for a secondary suite or income opportunity. The yard is fully fenced and landscaped, with alley access and parking at the back. Whether you're looking for a solid investment property or an affordable first home, this one is move-in ready!