



**GRASSROOTS**  
REALTY GROUP

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10201 93 Street  
Grande Prairie, Alberta

MLS # A2272315



**\$449,900**

Division:	Hillside		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	1,200 sq.ft.	Age:	1979 (46 yrs old)
Beds:	-	Baths:	-
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Laminate, Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	25-71-6-W6
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

**Inclusions:** 2 Fridges, 2 Stoves, 2 Rangehoods, 2 Washers/Dryers, Shed.

**TURN-KEY INVESTMENT OPPORTUNITY!** This fully developed, income-generating duplex is tenanted and cash-flowing from Day 1&mdash;perfect for any investor seeking a low-maintenance property with strong returns. Quietly tucked away from main road traffic, it features a smart and functional layout that appeals to quality renters. The upper level of each 600 sq. ft. unit offers a spacious living room, open kitchen and dining area, a half bathroom, and a rear entry with a handy boot room. The lower level includes three bedrooms, a full 4-piece bathroom, and in-suite laundry. Recent upgrades provide added value and peace of mind: newer laminate and vinyl plank flooring, updated shingles, a new furnace in Unit B, and hot water tanks replaced in both units. What truly sets this property apart is its incredible location&mdash;backing onto a sprawling rugby field, expansive green space, and a beautifully maintained children&rsquo;s park. It's the kind of setting tenants love, offering privacy, scenic views, and easy outdoor living. **CURRENTLY RENTED** at A) \$1,450/month (month to month) and B) \$1,550/month (lease through Aug 31, 2026), with tenants responsible for utilities. Professional property management is already in place for a seamless transition if that is of preference. Whether you&rsquo;re adding to your portfolio or stepping into your first investment, this property checks all the boxes. **NOTE:** No interior photos available due to tenant privacy. Book your showing today and start earning from Day 1!