



GRASSROOTS
REALTY GROUP

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12901 93 Street
Grande Prairie, Alberta

MLS # A2276055



\$399,900

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,127 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

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

Inclusions: Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

Legal Up/Down in Lakeland! This well-kept income property offers strong rental appeal, convenience, and steady revenue. Located directly across the street from Maude Clifford School and close to amenities and bus routes, it's an ideal investment or a great option for owner-occupancy with a mortgage helper. Upper Suite: The bright and inviting upstairs unit features 3 bedrooms, 1 bathroom, and an open-concept layout. A large kitchen with a corner pantry provides plenty of storage and prep space. The unit also includes its own washer and dryer, and is currently occupied by long-term tenants—bringing reliable rental income. Lower Suite: The spacious and clean lower unit offers 2 bedrooms, 1 bathroom, and its own laundry as well. With a lease already in place, it provides immediate, stable revenue. Flooring runs throughout both suites, adding durability and easy maintenance. A solid, low-maintenance property in a highly desirable location—this is a fantastic opportunity for investors or those looking to offset living costs with rental income.