



**12901 93A Street  
Grande Prairie, Alberta**

**MLS # A2290823**



**\$439,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Fridge x 2, stove, x 2, dishwasher x 2, washer x 2, dryer x 2, shed

New to market in Lakeland! This legal suited property features a 3 bed / 1 bath upper suite with in-suite laundry and a 2 bed / 1 bath lower suite, also with its own laundry. Fully rented with leases in place until June 2026 and October 2026, offering immediate rental income, . Backing onto a paved laneway for convenient access and 4 parking stalls. A fantastic opportunity for investors or buyers looking to live in one unit while renting the other to offset mortgage costs. You are located 1 block from an elementary school, playground and shopping.