



**13010 93 Street**  
**Grande Prairie, Alberta**

**MLS # A2206674**



**\$279,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	794 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** Shed

This fully developed duplex in a quiet Lakeland cul-de-sac will make a great investment property. Across the street from Maude Clifford School and a 5 minute walk from Crystal Lake park and trails. New IKO Cambridge 40-year shingles professionally installed fall 2022. Features over 1500 sq ft of developed space with 2 bedrooms up, open kitchen and living room, dining room with patio doors to deck. Basement is fully developed with 2nd bathroom, family room, laundry, 2 more bedrooms and 2nd entrance. Back driveway parking for 3 vehicles as well as street parking. This home is currently rented with a great tenant in place paying \$2260.00 per month plus all utilities with lease in place until end of January 2026 and they would be happy to renew with a new owner for an additional year.