

**13010 93 Street
Grande Prairie, Alberta**

MLS # A2206674



\$279,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	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.