

# \$279,900 - 13010 93 Street, Grande Prairie

MLS® #A2206674

## \$279,900

4 Bedroom, 2.00 Bathroom, 794 sqft

Residential on 0.07 Acres

Lakeland., Grande Prairie, Alberta

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.

Built in 2003

## Essential Information

MLS® #	A2206674
Price	\$279,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	794
Acres	0.07
Year Built	2003
Type	Residential



Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	13010 93 Street
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1S5

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Laminate Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 31st, 2025
Days on Market	20
Zoning	RS

### Listing Details

Listing Office	RE/MAX Grande Prairie
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