

\$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	21
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.