



GRASSROOTS
REALTY GROUP

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13006 93 Street
Grande Prairie, Alberta

MLS # A2264253



\$295,000

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	856 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Tucked away on a quiet cul-de-sac near Crystal Lake, this well-kept home is steps from Maude Clifford School and close to walking trails, parks, and other great amenities. The main level offers two bedrooms, a full bathroom, and a bright, open-concept living area. Downstairs features a separate one-bedroom suite, providing excellent potential for rental income, guests, or multi-generational living. Located in a family-friendly area known for its sense of community and convenient access to schools and recreation, this property is an ideal fit for first-time home buyers, downsizers, or investors.