



**GRASSROOTS**  
REALTY GROUP

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12918 93 Street  
Grande Prairie, Alberta

MLS # A2266866



**\$277,900**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Lakeland                        |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | Attached-Side by Side, Bi-Level |        |                   |
| Size:     | 775 sq.ft.                      | Age:   | 2003 (22 yrs old) |
| Beds:     | 3                               | Baths: | 2                 |
| Garage:   | Parking Pad                     |        |                   |
| Lot Size: | 0.07 Acre                       |        |                   |
| Lot Feat: | See Remarks                     |        |                   |

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

Inclusions: NA

Discover this charming duplex in the family-friendly Lakeland neighborhood, just a short stroll from Maude Clifford School. The main floor offers a bright, open-concept living area that flows into a stylish kitchen featuring crisp white cabinetry, a functional island with bar seating, and a comfortable dining nook. Two generous bedrooms and a full 4-piece bathroom complete the upper level. Downstairs, you'll find a fully developed basement with a spacious family room, a third bedroom, another 4-piece bathroom, and a convenient laundry/storage space. The home has seen plenty of updates over the years, including a refreshed kitchen (2017), updated flooring, lighting, appliances, bathroom renovations, low-flow toilets, newer hot water tank, and fencing – plus fresh paint throughout. The lower level's separate entrance offers potential for a secondary suite or income opportunity. The yard is fully fenced and landscaped, with alley access and parking at the back. Whether you're looking for a solid investment property or an affordable first home, this one is move-in ready!