



12901 93A Street
Grande Prairie, Alberta

MLS # A2290823



\$439,900

Division:	Lakeland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,020 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge x 2, stove, x 2, dishwasher x 2, washer x 2, dryer x 2, shed

New to market in Lakeland! This legal suited property features a 3 bed / 1 bath upper suite with in-suite laundry and a 2 bed / 1 bath lower suite, also with its own laundry. Fully rented with leases in place until June 2026 and October 2026, offering immediate rental income, . Backing onto a paved laneway for convenient access and 4 parking stalls. A fantastic opportunity for investors or buyers looking to live in one unit while renting the other to offset mortgage costs. You are located 1 block from an elementary school, playground and shopping.