

12901 93 Street  
Grande Prairie, Alberta

MLS # A2276055



## \$404,900

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,127 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher x 2, Washer/Dryer x 2

Legal Up/Down Across from Maude Clifford School! This well-kept income property in the heart of Lakeland offers strong rental appeal, convenience, and steady revenue. Directly across the street from Maude Clifford School and close to amenities and bus routes, it's an ideal investment or a great option for owner-occupancy with a mortgage helper. Upper Suite: The bright and inviting upstairs unit features 3 bedrooms, 1 bathroom, and an open-concept layout. A large kitchen with a corner pantry provides plenty of storage and prep space. The unit also includes its own washer and dryer, and is currently occupied by long term tenants bringing reliable rental income. Lower Suite: The spacious and clean lower unit offers 2 bedrooms, 1 bathroom, and its own laundry as well. With a lease already in place, it provides immediate, stable revenue. Updated flooring runs throughout both suites, adding durability and a modern touch. A solid, low-maintenance property in a highly desirable location—this is a fantastic opportunity for investors or those looking to offset living costs with rental income.