10201 93 Street
Grande Prairie, Alberta

MLS # A2213855

$460,000

Division:	Hillside
Type:	Multi-Family/Full Duplex
Style:	Attached-Side by Side
Size:	1,100 sq.ft.
Age:	1979 (46 yrs old)
Beds:	-
Baths:	-
Garage:	Parking Pad
Lot Size:	0.14 Acre
Lot Feat:	Landscaped, No Neighbours Behind

Heating:	Forced Air, Natural Gas	**Bldg Name:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Water:**	-
Roof:	Asphalt Shingle	**Sewer:**	-
Basement:	Finished	**LLD:**	25-71-6-W6
Exterior:	Vinyl Siding	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	-		

Inclusions: 2-Fridges, 2-Stoves, 2-Rangehoods, 2-Washer/Dryers

Turnkey Investment Opportunity! This fully developed, income-generating duplex is tenanted and cash-flowing from Day 1—perfect for any investor seeking a low-maintenance property with strong returns. Quietly tucked away from main road traffic, it features a smart and functional layout that appeals to quality renters. The upper level of each unit offers a spacious living room, open kitchen and dining area, a half bathroom, and a rear entry with a handy boot room. The lower level includes three bedrooms, a full 4-piece bathroom, and in-suite laundry. Recent upgrades provide added value and peace of mind: newer laminate and vinyl plank flooring, updated shingles, a new furnace in Unit B, and hot water tanks replaced in both units. What truly sets this property apart is its incredible location—backing onto a sprawling rugby field, expansive green space, and a beautifully maintained children's park. It's the kind of setting tenants love, offering privacy, scenic views, and easy outdoor living. Currently rented at A) $1,450/month (month to month) and B) $1,550/month (lease through Aug 31, 2025), with tenants responsible for utilities. Professional property management is already in place for a seamless transition if that is of preference. Whether you're adding to your portfolio or stepping into your first investment, this property checks all the boxes. Book your showing today and start earning from Day 1!