

**10201 93 Street
Grande Prairie, Alberta**

MLS # A2272315

\$449,900



Division:	Hillside	
Type:	Multi-Family/Full Duplex	
Style:	Attached-Side by Side	
Size:	1,200 sq.ft.	Age: 1979 (47 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: -

LLD: 25-71-6-W6

Exterior: Vinyl Siding

Zoning: RT

Foundation: Poured Concrete

Utilities: -

Features: -

Inclusions: 2 Fridges, 2 Stoves, 2 Rangehoods, 2 Washers/Dryers, Shed.

TURN-KEY 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 600 sq. ft. 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, 2026), 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. NOTE: No interior photos available due to tenant privacy. Book your showing today and start earning from Day 1!