

**10201 93 Street  
Grande Prairie, Alberta**

**MLS # A2272315**



**\$449,900**

<b>Division:</b>	Hillside		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

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

**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!