

**12918 93 Street  
Grande Prairie, Alberta**

**MLS # A2280549**



**\$277,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	See Remarks		

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

Located in the welcoming Lakeland neighborhood, this well-maintained duplex sits within easy walking distance of Maude Clifford School, making it an excellent option for families, first-time buyers, or investors. The home features a thoughtfully designed layout with a bright, open main living space that seamlessly connects to the kitchen and dining area. The kitchen is both functional and inviting, offering clean white cabinetry, a central island with bar seating, and a cozy dining nook—ideal for everyday living and entertaining. Two spacious bedrooms and a full four-piece bathroom complete the main level. The fully developed lower level expands the living space with a large family room, a third bedroom, an additional four-piece bathroom, and a practical laundry and storage area. A separate entrance to the basement creates flexibility and offers potential for a secondary suite or income-generating opportunity. Numerous updates have been completed over the years, including a refreshed kitchen in 2017, upgraded flooring, lighting, appliances, bathroom improvements, low-flow toilets, a newer hot water tank, updated fencing, and fresh paint throughout. Outside, the property features a fully fenced and landscaped yard with convenient rear alley access and parking. Move-in ready and well cared for, this property presents a strong opportunity as an affordable home or a reliable investment.