

**12918 93 Street
Grande Prairie, Alberta**

MLS # A2280549



\$277,900

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

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

Inclusions: 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.