Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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13005 93 Street
Grande Prairie, Alberta

MLS # A2334477



$250,000

Division:	Lakeland		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	626 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, See Rer		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Carpet, Linoleum	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, Primary Downstairs, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, window coverings

Really cute duplex, with good layout & use of space! Upstairs has the living room, 2 piece bathroom, dining area and kitchen with prep island. So many possibilities of use with the flexible space off of kitchen: play room, office, huge walk-in pantry, or general storage room, are a few ideas. 2 bedrooms are downstairs plus full bathroom and the laundry room. New furnace and hot water tank installed in late 2024. Large backyard that is fenced with shed for outside storage. Driveway in front. Great northside location with an easy route to Clairmont or Sexsmith areas for your work commute. Located on a quiet, keyhole crescent so traffic would be minimal. Excellent revenue property or for first time homeowners. Contact a REALTOR® today for more information or to view! *Please note, some images have been virtually staged*

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