

**13010 93A Street  
Grande Prairie, Alberta**

**MLS # A2005973**



**\$237,900**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	554 sq.ft.	<b>Age:</b>	2003 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Low Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	Laminate Counters, Primary Downstairs, Pantry, Vinyl Windows		

**Inclusions:** N/A

GREAT REVENUE PROPERTY OR HOME AND THE OTHER HALF IS AVAILABLE TOO! This 3 bedroom 1.5 bath duplex is ready for a new investor or home owner. Freshly painted throughout with new vinyl plank flooring through most of the unit! Main floor features the living room, kitchen, dinning room and half bath as well as access to the fenced back yard, deck and large driveway. The basement features all 3 bedrooms, full bathroom, laundry and storage.