

12914 93 Street  
Grande Prairie, Alberta

MLS # A2203235



**\$298,000**

<b>Division:</b>	Lakeland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LDS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** NA

Step into this inviting newly painted 1216 sq ft, 2-storey duplex with new carpet on the stairs going up and the bedrooms upstairs. , it seamlessly blends modern comfort with practical design. The kitchen boasts a convenient oven and light cabinets, creating a functional and stylish hub that opens to both the living room and dining room. Picture yourself entertaining on the spacious 10 X 16 deck, easily accessible through the dining room's welcoming door. The living room, adorned with a large window, invites natural light to illuminate the space, providing a cozy atmosphere for relaxation. Convenience is key with a 1/2 bath and a bedroom on the main floor, ensuring practicality for daily living. Ascend the stairs to discover the primary bedroom with dual closets, ensuring ample storage space for your personal belongings. One additional bedroom, full bathroom and laundry upstairs cater to the practical needs of your household. The partially developed basement with family room has ample storage and room for potential. Step outside to your fully landscaped and fully fenced property, complete with a rear paved alley for easy access and an 8 X 10 shed for additional storage. Nestled in a cul-de-sac, this home offers a peaceful retreat while being conveniently close to schools, parks, beautiful walking trails, a convenience store, and various dining options. Ready to call this exceptional Lakeland property home? Whether you're a first-time homebuyer or savvy investor, schedule a visit today, your new chapter begins here!