

\$298,000 - 12914 93 Street, Grande Prairie

MLS® #A2203235

\$298,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.07 Acres

Lakeland., Grande Prairie, Alberta

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!

Built in 2004

Essential Information

MLS® #	A2203235
Price	\$298,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,216
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	12914 93 Street
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1S5

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	22
Zoning	LDS

Listing Details

Listing Office	RE/MAX Grande Prairie
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