

# \$460,000 - 10201 93 Street, Grande Prairie

MLS® #A2213855

**\$460,000**

0 Bedroom, 0.00 Bathroom, 1,100 sqft  
Multi-Family on 0.14 Acres

Hillside., Grande Prairie, Alberta

Turnkey Investment Opportunity!

This fully developed, income-generating duplex is tenanted and cash-flowing from Day 1 – perfect for any investor seeking a low-maintenance property with strong returns. Quietly tucked away from main road traffic, it features a smart and functional layout that appeals to quality renters.

The upper level of each unit offers a spacious living room, open kitchen and dining area, a half bathroom, and a rear entry with a handy boot room. The lower level includes three bedrooms, a full 4-piece bathroom, and in-suite laundry.

Recent upgrades provide added value and peace of mind: newer laminate and vinyl plank flooring, updated shingles, a new furnace in Unit B, and hot water tanks replaced in both units.

What truly sets this property apart is its incredible location – backing onto a sprawling rugby field, expansive green space, and a beautifully maintained children's park. It's the kind of setting tenants love, offering privacy, scenic views, and easy outdoor living.

Currently rented at A) \$1,450/month (month to month) and B) \$1,550/month (lease through Aug 31, 2025), with tenants responsible for utilities. Professional property management is



already in place for a seamless transition if that is of preference.

Whether you’re adding to your portfolio or stepping into your first investment, this property checks all the boxes. Book your showing today and start earning from Day 1!

Built in 1979

**Essential Information**

MLS® #	A2213855
Price	\$460,000
Bathrooms	0.00
Square Footage	1,100
Acres	0.14
Year Built	1979
Type	Multi-Family
Sub-Type	Duplex
Style	Side by Side
Status	Active

**Community Information**

Address	10201 93 Street
Subdivision	Hillside.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1Y2

**Amenities**

Parking Spaces	4
Parking	Parking Pad

**Interior**

Appliances	Other
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished

## Exterior

Exterior Features	None
Lot Description	Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	9
Zoning	RT

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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