# \$295,000 - 13006 93 Street, Grande Prairie

MLS® #A2264253

## \$295,000

3 Bedroom, 2.00 Bathroom, 856 sqft Residential on 0.07 Acres

Lakeland., Grande Prairie, Alberta

Tucked away on a quiet cul-de-sac near Crystal Lake, this well-kept home is steps from Maude Clifford School and close to walking trails, parks, and other great amenities. The main level offers two bedrooms, a full bathroom, and a bright, open-concept living area. Downstairs features a separate one-bedroom suite, providing excellent potential for rental income, guests, or multi-generational living. Located in a family-friendly area known for its sense of community and convenient access to schools and recreation, this property is an ideal fit for first-time home buyers, downsizers, or investors.



#### **Essential Information**

MLS® # A2264253

Price \$295,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 856

Acres 0.07 Year Built 2003

Year Built 2003

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active







## **Community Information**

Address 13006 93 Street

Subdivision Lakeland.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X1S5

#### **Amenities**

Parking Spaces 4

Parking Parking Pad

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Interior Lot, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 15th, 2025

Days on Market 21 Zoning RS

# **Listing Details**

Listing Office Real Broker

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