

# \$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.

Built in 2003

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264253               |
| Price          | \$295,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 856                    |
| Acres          | 0.07                   |
| 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 | 37                 |
| Zoning         | RS                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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