

# \$279,900 - 12918 93 Street, Grande Prairie

MLS® #A2266866

**\$279,900**

3 Bedroom, 2.00 Bathroom, 775 sqft  
Residential on 0.07 Acres

Lakeland., Grande Prairie, Alberta

Discover this charming duplex in the family-friendly Lakeland neighborhood, just a short stroll from Maude Clifford School. The main floor offers a bright, open-concept living area that flows into a stylish kitchen featuring crisp white cabinetry, a functional island with bar seating, and a comfortable dining nook. Two generous bedrooms and a full 4-piece bathroom complete the upper level.

Downstairs, youâ€™ll find a fully developed basement with a spacious family room, a third bedroom, another 4-piece bathroom, and a convenient laundry/storage space. The home has seen plenty of updates over the years, including a refreshed kitchen (2017), updated flooring, lighting, appliances, bathroom renovations, low-flow toilets, newer hot water tank, and fencing â€” plus fresh paint throughout.

The lower levelâ€™s separate entrance offers potential for a secondary suite or income opportunity. The yard is fully fenced and landscaped, with alley access and parking at the back. Whether youâ€™re looking for a solid investment property or an affordable first home, this one is move-in ready!

Built in 2003

## Essential Information

MLS® #                      A2266866



|                |                        |
|----------------|------------------------|
| Price          | \$279,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 775                    |
| Acres          | 0.07                   |
| Year Built     | 2003                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12918 93 Street |
| Subdivision | Lakeland.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X 1S5         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks                                                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 13                 |
| Zoning         | RS                 |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.