

\$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 | 14 |
| Zoning | RT |

Listing Details

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

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