

**7310 93A Street
Grande Prairie, Alberta**

MLS # A2076282



\$284,000

Division:	South Patterson Place		
Type:	Residential/Duplex		
Style:	Bi-Level, Up/Down		
Size:	897 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, On Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, See Remarks		

Inclusions: 2 refrigerators, 2 stoves, 1 dishwasher, 1 washer, 1 dryer, window coverings

Legal suited duplex of up/down units! 2 spacious bedrooms & 1 bathroom are upstairs. Upstairs has lots of cabinets & counter space in the kitchen, very nice flooring throughout, linen closet in hallway and large closets in the bedrooms. Downstairs is very bright with larger windows, storage space under stairs and large flex space room, currently used as a toy room. Right now downstairs is used as a 500 sq.ft. bachelor suite with bathroom, kitchen, dining & living room areas. But also has a 3rd Bedroom and a 3rd bathroom. Shared laundry is downstairs and also another 3 pc. bathroom. Very minimal carpet is in home. Brand new shingles put on May 2024. Property also has mature trees, fenced backyard, paved driveway with ample room for parking multiple vehicles and holiday trailer, backs onto City grass easement and is right across the street from greenspace. Located on a quiet loop on City's south side with playgrounds, schools, walking paths & shopping all very close by. *****Please note: Photos and 3D tour were taken when vacant. Currently, tenant occupied. 24 hours notice required for showings. Upper rent is \$1,450 with gas, water & power included. Lease ends Sept. 30th, 2024. Lower unit rent is \$960 with gas, water & power included. Lease ends Sept. 30th, 2024.***** Take advantage of this revenue opportunity and contact a REALTOR® for more info or to book a viewing!