

\$409,900 - 13038 90 Street, Grande Prairie

MLS® #A2213859

\$409,900

3 Bedroom, 2.00 Bathroom, 1,466 sqft
Residential on 0.12 Acres

Lakeland., Grande Prairie, Alberta

Legal Up/Down Duplex â€” Ideal Investment or
Mortgage Helper!

An excellent opportunity for investors or homeowners looking to offset their mortgageâ€”this fully tenanted legal up/down duplex offers flexibility and solid rental income. Whether you choose to live in one suite and rent the other, or simply add it to your portfolio, this property makes financial sense.

Currently generating \$3,250/month (including utilities), the upstairs unit rents for \$1,700/month (lease in place until Jan 31, 2026), while the recently renovated lower suite earns \$1,550/month (lease until April 30, 2025). **New lease just signed at \$1600/mo. for May 1/25 to April 30/26 (including utilities).

The lower suite impresses with modern finishes throughout, including stylish vinyl plank flooring, a beautifully updated kitchen with tiled backsplash, a spacious bedroom with walk-in closet, and a 4-piece bathroom featuring a tiled tub/shower combo. Thanks to its walk-out design, it doesnâ€™t feel like a basementâ€”offering large windows, ample natural light, tonnes of storage space and direct access to a large back deck.

The upper suite offers an open-concept layout with vaulted ceilings and main-floor laundry. It includes a generously sized 20' x 11' primary bedroom with a walk-through closet and



private access to the main bathroom, along with a second bedroom for added flexibility.

Additional highlights include front parking, a fully fenced backyard, a storage shed, and a great location—just blocks from schools, parks, and a convenient mini-mall with food, shops, and essentials. Public transit is only a block away, making this property appealing to a wide range of tenants.

Whether you're looking for passive income or a smart place to call home, this property checks all the boxes. Don't miss out—schedule your private tour today!

Built in 2006

Essential Information

MLS® #	A2213859
Price	\$409,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,466
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	13038 90 Street
Subdivision	Lakeland.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0A9

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	12
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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