

\$399,900 - 13038 90 Street, Grande Prairie

MLS® #A2243366

\$399,900

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

Lakeland., Grande Prairie, Alberta

Legal Up/Down Duplex – Ideal Investment or Mortgage Helper!

An excellent opportunity for investors or homeowners looking to offset their mortgage—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.

The upstairs unit(13038-B) is currently rented for \$1,700/month (including utilities) with a 1 yr. lease until Jan 31, 2026, while the RECENTLY RENOVATED lower suite(13038-A) is currently rented for \$1,600/month (including utilities) with a 1 yr. lease until April 30, 2026. Total current monthly rental income is \$3300/month with Landlord responsible for 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 doesn't feel like a basement—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® #	A2243366
Price	\$399,900
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 August 22nd, 2025

Days on Market 6

Zoning RS

Listing Details

Listing Office Grassroots Realty Group Ltd.

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