

**10502 101 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215973**



**\$213,000**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | College Park            |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bungalow                |               |                   |
| <b>Size:</b>     | 760 sq.ft.              | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 3                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.12 Acre               |               |                   |
| <b>Lot Feat:</b> | Corner Lot              |               |                   |

|                    |                          |                   |    |
|--------------------|--------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame               | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home          |                   |    |

**Inclusions:** Electric Stove, Refrigerator, washer/dryer

Discover the perfect opportunity to own your first home or invest as a developer. This versatile property appeals to a range of prospective buyers. It has undergone several upgrades over the years, maintaining its charm as a rental, currently generating \$1,700 per month until September 30, 2025. The home features three bedrooms and one bathroom, along with a finished basement that includes a master bedroom, office space, and laundry room. Recent updates include a new furnace, hot water tank, windows, doors, and a refreshed bathroom tub surround. Enjoy a beautiful yard with mature trees and access to a back lane, all situated on a corner lot that offers ample parking. There is potential for rezoning, which could allow for the construction of a multi-family unit, such as a duplex, triplex, or fourplex, pending city approval. Call today for more information!