

**C, 10029 105 Avenue  
Grande Prairie, Alberta**

**MLS # A2207702**



# \$185,000

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Avondale South                       |               |                   |
| <b>Type:</b>     | Residential/Four Plex                |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,288 sq.ft.                         | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                           |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                            |               |                   |
| <b>Lot Feat:</b> | Few Trees, Low Maintenance Landscape |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** n/a

Here's your chance to own an investment property with steady rental income! This 3-bedroom, 1.5-bathroom two-storey unit is ideally located just minutes from downtown, schools, shopping, and everyday amenities, making it a highly desirable spot for tenants. The main floor features an open-concept layout with a bright living room, dining area, and functional kitchen boasting plenty of cabinetry and counter space, a convenient half-bathroom, and a utility/laundry room round out the main level. Upstairs, you'll find three spacious bedrooms and a full bathroom with generous vanity space, plus the added bonus of an upper-floor laundry room, eliminating the hassle of hauling laundry up and down the stairs. This property is currently rented for \$1,150/month and has been a solid income generator since day one. Looking to expand your portfolio? The neighboring "D" unit is also available for sale! Whether you're a first-time investor or growing your rental portfolio, don't miss this affordable, income-producing opportunity!