

# \$389,900 - 10132 102 Avenue, Grande Prairie

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MLS® #A2254881

## \$389,900

4 Bedroom, 3.00 Bathroom, 1,008 sqft

Residential on 0.14 Acres

Avondale., Grande Prairie, Alberta

Renovated 3 unit home situated on massive commercial zoned lot in the heart of Grande Prairie. Property has ample parking, large yard that is fully fenced with a shed with alley access on two sides of the property. Upper unit fully renovated flooring, paint, light fixtures, kitchen cabinets, counter tops, backsplash and back deck and consists of three bedrooms, full bathroom and entrance from the back deck or common area front entrance. Basement consists of two suites one with one bedroom and full bathroom, other unit is a unique bachelor suite with own entrance and bathroom in common area. Laundry is shared in common area between the units. Whether you are looking to grow your rental portfolio or move into one of the units and offset the mortgage with rent of other units this property will be sure to please. Exterior has fresh coat of paint and light fixtures.



Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254881  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,008     |
| Acres          | 0.14      |
| Year Built     | 1977      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10132 102 Avenue |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 1A1          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 6           |
| Parking        | Parking Pad |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | Other                   |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Mixed                                              |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 61                  |
| Zoning         | CC                  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|



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