# \$185,000 - C, 10029 105 Avenue, Grande Prairie

MLS® #A2207702

# \$185,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft Residential on 0.18 Acres

Avondale South., Grande Prairie, Alberta

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!

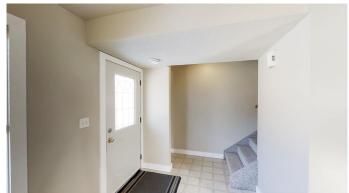
Built in 2004

### **Essential Information**

MLS® # A2207702 Price \$185,000

Bedrooms 3
Bathrooms 2.00







Full Baths 1
Half Baths 1

Square Footage 1,288
Acres 0.18
Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address C, 10029 105 Avenue

Subdivision Avondale South.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8V 1H2

## **Amenities**

Amenities Parking

Parking Spaces 2

Parking Off Street

### Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Basement None

## **Exterior**

Exterior Features None

Lot Description Few Trees, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 6th, 2025

Days on Market 98

Zoning RT

HOA Fees 200

HOA Fees Freq. MON

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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