

**101,102,103,104, 10113 106 Avenue
Grande Prairie, Alberta**

MLS # A2331487



\$880,000

Division:	Avondale		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	2,625 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Exceptional opportunity to add a revenue-generating 4-plex to your investment portfolio! Located at 10113 106 Avenue in Grande Prairie, this well-positioned multi-family property offers four self-contained units, providing excellent income potential and strong long-term value. Situated close to downtown, schools, parks, shopping, restaurants, public transit, and everyday amenities, tenants will appreciate the convenience of this central location. The property also offers quick access to major roadways, making commuting throughout the city simple and efficient. Nearby recreational opportunities, including Muskoseepi Park and its extensive trail system, add to the area's appeal. Whether you're expanding your portfolio or looking to live in one unit while generating rental income from the others, this versatile property presents endless possibilities. A solid investment in a high-demand rental market with excellent cash flow potential. *Each unit is the same, just included one unit with dimensions and rooms for reference*