Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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C, 10029 105 Avenue
Grande Prairie, Alberta

MLS # A2207702



$185,000

Division:	Avondale South		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,288 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 200
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

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 $1400/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!

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