

10108 106 Avenue
Grande Prairie, Alberta

MLS # A2326148



\$450,000

Division:	Avondale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,241 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: n/a

Don't miss this fantastic opportunity to own a full side-by-side duplex in a convenient central Grande Prairie location. Fantastic lot with parking at the back and access from the rear lane, as well as parking on the front street. The main floor offers kitchen, dining, living, 1/2 bath and storage room. The basement is developed with stacking laundry, 3 bedrooms, full bathroom, and utility room. Whether you're looking to expand your investment portfolio or live in one side while generating rental income from the other, this property offers outstanding flexibility and long-term value. Each unit features a functional layout with spacious living areas, generous bedrooms, and separate entrances, making it ideal for tenants or multi-generational living. With individual living spaces and ample parking, this property is designed for convenience and strong rental appeal. Situated close to schools, parks, shopping, restaurants, public transit, and other everyday amenities, tenants and homeowners alike will appreciate the central location and easy access to everything Grande Prairie has to offer. A rare opportunity to own a full duplex with excellent income potential in an established neighbourhood. Whether you're an experienced investor or purchasing your first revenue property, this is one you won't want to miss. Book your private viewing today!