

10502 101 Avenue
Grande Prairie, Alberta

MLS # A2215973



\$199,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	760 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: Electric Stove, Refrigerator, washer/dryer

Discover the perfect opportunity to own your first home or invest as a developer. This versatile property appeals to a range of prospective buyers. It has undergone several upgrades over the years, maintaining its charm as a rental, currently generating \$1,700 per month until September 30, 2025. The home features three bedrooms and one bathroom, along with a finished basement that includes a master bedroom, office space, and laundry room. Recent updates include a new furnace, hot water tank, windows, doors, and a refreshed bathroom tub surround. Enjoy a beautiful yard with mature trees and access to a back lane, all situated on a corner lot that offers ample parking. There is potential for rezoning, which could allow for the construction of a multi-family unit, such as a duplex, triplex, or fourplex, pending city approval. Call today for more information!