

**10508 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2234583**



**\$385,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** NA

Investment opportunity with steady rental income! This property features a fully self-contained 2-bedroom basement suite currently rented for \$1,250/month plus shared utilities, with a lease in place until May 31, 2026. The upstairs unit is vacant and ready for a new owner to move in or rent out, offering flexibility and potential for increased revenue. Upstairs unit includes 4 spacious bedrooms, making it ideal for a large family or additional tenants. Enjoy front parking for two vehicles, plus back alley access to a rear parking pad for two more. The fully fenced yard adds privacy, and the location is just minutes from all downtown amenities, making this a smart investment or homeownership opportunity.