

10502 101 Avenue
Grande Prairie, Alberta**MLS # A2243849****\$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:** Refrigerator, Electric Stove, 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!