

**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: -

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!