

10508 102 Street

Grande Prairie, Alberta

MLS # A2234583



\$385,000

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

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