

# \$468,000 - 10120 103 Avenue, Grande Prairie

MLS® #A2192141

**\$468,000**

0 Bedroom, 0.00 Bathroom, 1,462 sqft

Multi-Family on 0.00 Acres

Avondale., Grande Prairie, Alberta

Fully rented cash flowing 4 plex on a 20 meter wide RT zoned lot. ( side by side duplex for sale next door as well ! (A2195552 & A2195546) Suites consist of one-3 bedroom suite, two-1 bedroom basement suites and one- 2 story loft suite each with their own power meter. "A" basement suite is paying 800 per month, B basement suite is paying \$800 per month, loft suite is paying \$1050 per month and the Main floor is paying \$1250 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of \$100-\$200 per month. The upper 3 bedroom suite has received fresh paint, some new flooring and has vinyl plank and laminate flooring throughout, it also has access to the back deck and direct access to the laundry room. The loft suite is really cool, the bottom floor acts as the bedroom and upstairs is the kitchen, dining room and bathroom. The basement has 2 roomy 1 bedroom basement suites that have been recently painted and received some new flooring. This 4plex also has newer shingles and lots of parking front and back. This place could be an amazing Air bnb opprotunity if you slowly renovated and once tenants leases were up. ( photos from when vacant in the past)

Built in 1955



## Essential Information

MLS® #	A2192141
Price	\$468,000
Bathrooms	0.00
Square Footage	1,462
Acres	0.00
Year Built	1955
Type	Multi-Family
Sub-Type	4 plex
Style	Bungalow
Status	Active

## Community Information

Address	10120 103 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1C1

## Amenities

Parking Spaces	6
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## Interior

Appliances	Refrigerator, Washer/Dryer, Range
Heating	Baseboard, Natural Gas, Floor Furnace
Has Basement	Yes
Basement	Full, Suite

## Exterior

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 10th, 2025
Days on Market	89
Zoning	RT

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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