

# \$392,500 - 10209 108 Avenue, Grande Prairie

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MLS® #A2253541

**\$392,500**

4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.18 Acres

Avondale., Grande Prairie, Alberta

Three separate unit home situated on massive RT multi family zoned corner lot with a single detached garage, that has alley access and has underwent extensive renos/updates including new fence, roof, furnace, flooring, kitchens, paint you name it. Upstairs ( main unit ) consists of 3 bedrooms, full bathroom, large kitchen with dining and living room. Two basement units consist of studio style unit with full kitchen and bathroom, and other one is 1 bed 1 bath with own kitchen. Common area in basement consists of shared laundry + utility room. Back entrance also boasts a mudroom. Massive newly fenced yard boats two sheds with alley access on two sides of your yard. Whether you are looking to break into the rental market or live affordability this home will be sure to please

Built in 1955



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253541    |
| Price          | \$392,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,161       |
| Acres          | 0.18        |
| Year Built     | 1955        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10209 108 Avenue |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 1P4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Open Floorplan, Pantry, See |
| Appliances        | Other                       |
| Heating           | Forced Air, Natural Gas     |
| Cooling           | None                        |
| Has Basement      | Yes                         |
| Basement          | Full                        |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Other                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Mixed                                              |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 66                  |
| Zoning         | RT                  |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|



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