

# \$185,000 - C, 10029 105 Avenue, Grande Prairie

MLS® #A2207702

## \$185,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.18 Acres

Avondale South., Grande Prairie, Alberta

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 \$1,150/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!

Built in 2004

### Essential Information

MLS® #	A2207702
Price	\$185,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,288
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	C, 10029 105 Avenue
Subdivision	Avondale South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1H2

### **Amenities**

Amenities	Parking
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 6th, 2025
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Days on Market	40
Zoning	RT
HOA Fees	200
HOA Fees Freq.	MON

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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