



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

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 (21 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

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**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 \$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!