

# \$385,000 - 10508 102 Street, Grande Prairie

MLS® #A2234583

## \$385,000

6 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.08 Acres

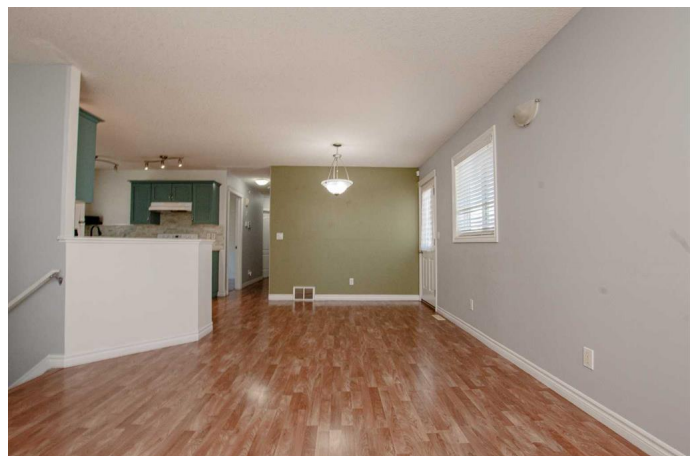
Avondale., Grande Prairie, Alberta

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.

Built in 2006

## Essential Information

MLS® #	A2234583
Price	\$385,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Active
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## Community Information

Address	10508 102 Street
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2W6

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	8
Zoning	RT

## Listing Details

Listing Office	RE/MAX Grande Prairie
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