

10502 101 Avenue
Grande Prairie, Alberta

MLS # A2215973

\$217,000

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|-----------|-------------------------|--------|-------------------|
| Division: | College Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 760 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|-------------|--------------------------|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: Electric Stove, Refrigerator, washer/dryer

Discover the perfect opportunity to own your first home or invest as a developer. This versatile property appeals to a range of prospective buyers. It has undergone several upgrades over the years, maintaining its charm as a rental, currently generating \$1,700 per month until September 30, 2025. The home features three bedrooms and one bathroom, along with a finished basement that includes a master bedroom, office space, and laundry room. Recent updates include a new furnace, hot water tank, windows, doors, and a refreshed bathroom tub surround. Enjoy a beautiful yard with mature trees and access to a back lane, all situated on a corner lot that offers ample parking. There is potential for rezoning, which could allow for the construction of a multi-family unit, such as a duplex, triplex, or fourplex, pending city approval. Call today for more information!