

# \$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 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 127 |
| Zoning         | RT  |
| HOA Fees       | 200 |
| HOA Fees Freq. | MON |

**Listing Details**

Listing Office                Sutton Group Grande Prairie Professionals

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