

# \$679,900 - 10107 & 10109 104 Avenue, Grande Prairie

MLS® #A2226839

**\$679,900**

0 Bedroom, 0.00 Bathroom, 2,040 sqft

Multi-Family on 0.18 Acres

Avondale South., Grande Prairie, Alberta

**INVESTMENT OPPORTUNITY!!** Turnkey 4-Plex located in the heart of Grande Prairie â€” a prime location close to shopping, schools, parks, and entertainment. This well-maintained building features four fully rented units, currently generating a combined monthly income of \$6,000. Each tenant pays their own utilities, ensuring low operating costs and immediate cash flow from day one. Each unit offers a functional bi-level layout with the main floor hosting a bright living room with walk-out balcony, dining area, kitchen, and a 2-piece bathroom. The lower level includes 2 bedrooms, a full 4-piece bathroom, and in-unit laundry. This is an excellent opportunity to step into a strong income-producing property with solid tenants already in place. Act quicklyâ€”opportunities like this donâ€™t last!

Built in 1999

## Essential Information

MLS® #	A2226839
Price	\$679,900
Bathrooms	0.00
Square Footage	2,040
Acres	0.18
Year Built	1999
Type	Multi-Family
Sub-Type	4 plex
Status	Active



## Community Information

Address	10107 & 10109 104 Avenue
Subdivision	Avondale South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E8

## Amenities

Parking Spaces	4
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## Interior

Appliances	Other
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## Additional Information

Date Listed	June 4th, 2025
Days on Market	19
Zoning	RT

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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