# \$217,000 - 10502 101 Avenue, Grande Prairie

MLS® #A2215973

#### \$217,000

3 Bedroom, 1.00 Bathroom, 760 sqft Residential on 0.12 Acres

College Park., Grande Prairie, Alberta

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!

Built in 1957

#### **Essential Information**

MLS® # A2215973 Price \$217,000

Bedrooms 3

Bathrooms 1.00

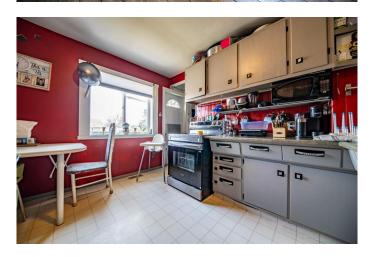
Full Baths 1

Square Footage 760

Acres 0.12







Year Built 1957

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 10502 101 Avenue

Subdivision College Park.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 0Z1

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features No Smoking Home

Appliances Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 29th, 2025

Zoning RR

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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