

\$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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