

# \$449,900 - 10120 103 Avenue, Grande Prairie

MLS® #A2236685

**\$449,900**

0 Bedroom, 0.00 Bathroom, 1,462 sqft

Multi-Family on 0.00 Acres

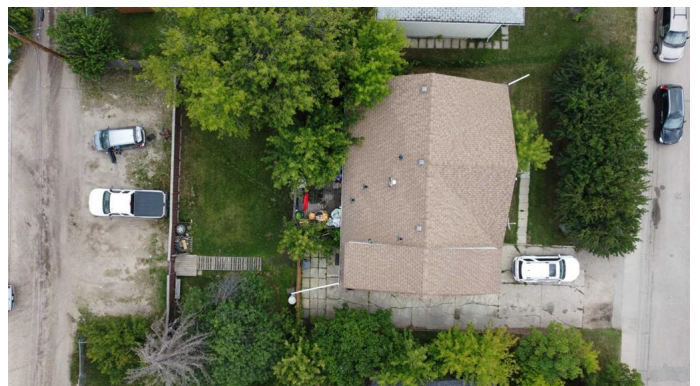
Avondale., Grande Prairie, Alberta

Incredible Opportunity to own a 4 plex for 450k, that's only 113k per door and to sweeten the deal its fully rented and cash flowing! This unique 4plex conversion has an Upper 3 bedroom space, two 1 bedroom basement suites a 2 story LOFT Suite! This Place has amazing parking with a front driveway and a massive gravel parking pad in the back, which is accessed through the alley. "A" basement suite is paying 800 per month, B basement suite is paying \$800 per month, loft suite is paying \$1050 per month and the Main floor is paying \$1250 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of \$100-\$200 per month. Invest and rent? Create 4 Air BnBs ? Or move into one of the suites and retire and let the other 3 tenants pay your mortgage! The side hustle options for the place are endless! (inside photos from when vacant in the past)

Built in 1955

## Essential Information

MLS® #	A2236685
Price	\$449,900
Bathrooms	0.00
Square Footage	1,462



Acres	0.00
Year Built	1955
Type	Multi-Family
Sub-Type	4 plex
Style	Bungalow
Status	Active

### Community Information

Address	10120 103 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1C1

### Amenities

Parking Spaces	6
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### Interior

Appliances	Refrigerator, Washer/Dryer, Range
Heating	Baseboard, Natural Gas, Floor Furnace
Has Basement	Yes
Basement	Full, Suite

### Exterior

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	49
Zoning	RT

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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