\$439,900 - 10120 103 Avenue, Grande Prairie

MLS® #A2236685

\$439,900

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 BnB's? 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 \$439,900

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

Interior

Appliances Refrigerator, Range, Washer/Dryer

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 111
Zoning RT

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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