

\$225,000 - 10435 104 Avenue, Grande Prairie

MLS® #A2271216

\$225,000

2 Bedroom, 2.00 Bathroom, 868 sqft
Residential on 0.14 Acres

College Park., Grande Prairie, Alberta

CORNER LOT IN COLLEGE PARK â€“
FRONTING A BEAUTIFUL OPEN PARK!
Enjoy unbeatable views and front-row seats to the community fireworks right from your own front deck. This well-kept home shows clear pride of ownership throughout. Step inside to a large kitchen and spacious dining area, offering plenty of room for cooking, hosting, and everyday living. Storage is abundant, making organization effortless. The main floor laundry and generous front entryway add to the homeâ€™s convenience and functionality. This property also features a versatile addition that can be used as a bright sunroom, hobby space, or extra storage areaâ€”a fantastic bonus that adapts to your lifestyle. With 2 bedrooms and 2 bathrooms, this layout is ideal for comfortable living. Outside, youâ€™ll appreciate the 14' x 22' garage, double parking pad, and rear alley access for added flexibility. Located just steps from Muskoseepi Park, walking trails, and nature paths, this home blends quiet residential living with outdoor adventure right at your doorstep.

A fantastic opportunity in a sought-after neighborhoodâ€”move-in ready and waiting for you!

Built in 1935

Essential Information



MLS® #	A2271216
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.14
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10435 104 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1G1

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Animal Home, See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,

	Many Trees, Rectangular Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Other

Additional Information

Date Listed	November 19th, 2025
Zoning	RT

Listing Details

Listing Office	RE/MAX Grande Prairie
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