

# \$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
Days on Market	8
Zoning	RR

### **Listing Details**

Listing Office

Grassroots Realty Group Ltd.

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