

# \$339,900 - 10132 106 Avenue, Grande Prairie

MLS® #A2203022

**\$339,900**

2 Bedroom, 3.00 Bathroom, 1,487 sqft

Residential on 0.09 Acres

Avondale., Grande Prairie, Alberta

Truly a one of a kind property! You will not find anything else like this in Grande Prairie. A character home with a detached garage complete with carriage suite above. This property offers a unique experience to occupy a detached home, have a full garage and still have a rental to subsidize your mortgage. Or you can keep it all and have a great guest suite or air bnb rental. Or rent it all for a great return on investment. So many options! The main house is a character home with 2 bedrooms and 1 washroom that has been renovated in recent years with new siding, windows, kitchen, flooring and main sewer line. The loft carriage home is an open concept second floor suite with full kitchen, washroom and a loft area for a bed. The garage space has 2 overhead doors with access off the rear or side alleyâ€™s and features another full washroom and laundry area. The home and the garage are on separate power and gas meters. There is a concrete patio in the yard and mature fruit and evergreen trees around the lot. Located downtown within walking distance of Muskoseepi Park. Both units are currently rented, the main home for \$1,650 month plus power/gas until September 30, 2025 and the garage with suite is rented for \$1,200 month plus power/gas until Nov 30, 2025. \*Please note that photos are from when the home was owner occupied.

Built in 1935



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## Essential Information

MLS® #	A2203022
Price	\$339,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,487
Acres	0.09
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	10132 106 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1J8

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	None
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Lot Description	Rectangular Lot
Roof	Asphalt Shingle, Tile
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	87
Zoning	RT

### **Listing Details**

Listing Office	Royal LePage - The Realty Group
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