

# \$185,000 - C, 10029 105 Avenue, Grande Prairie

MLS® #A2207702

## \$185,000

3 Bedroom, 2.00 Bathroom, 1,288 sqft  
Residential on 0.18 Acres

Avondale South., Grande Prairie, Alberta

Here's your chance to own an investment property with steady rental income! This 3-bedroom, 1.5-bathroom two-storey unit is ideally located just minutes from downtown, schools, shopping, and everyday amenities, making it a highly desirable spot for tenants. The main floor features an open-concept layout with a bright living room, dining area, and functional kitchen boasting plenty of cabinetry and counter space, a convenient half-bathroom, and a utility/laundry room round out the main level. Upstairs, you'll find three spacious bedrooms and a full bathroom with generous vanity space, plus the added bonus of an upper-floor laundry room, eliminating the hassle of hauling laundry up and down the stairs. This property is currently rented for \$1,150/month and has been a solid income generator since day one. Looking to expand your portfolio? The neighboring "D" unit is also available for sale! Whether you're a first-time investor or growing your rental portfolio, don't miss this affordable, income-producing opportunity!

Built in 2004

### Essential Information

MLS® #	A2207702
Price	\$185,000
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,288
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	C, 10029 105 Avenue
Subdivision	Avondale South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1H2

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 6th, 2025
-------------	---------------

Days on Market	109
Zoning	RT
HOA Fees	200
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.