

\$269,900 - 10237 120a Avenue, Grande Prairie

MLS® #A2259990

\$269,900

3 Bedroom, 2.00 Bathroom, 706 sqft
Residential on 0.08 Acres

Northridge., Grande Prairie, Alberta

Excellent investment opportunity! This half-duplex offers vaulted ceilings, open-concept living on the main level with small den/office at the front, a half bath and laundry near the back door with direct access to the fenced backyard with deck and shed. The lower level includes three bedrooms, a full bath, and storage.

Currently tenant-occupied at \$1,500/month with a lease in place until January 31, 2026, this unit provides steady income right from day one. Purchase on its own or take advantage of the rare chance to acquire both sides of the duplex, with the adjoining vacant unit also available. A fantastic opportunity for investors or those looking to live in one side while generating rental income from the other! Pictures from vacant!.

Built in 2005

Essential Information

MLS® #	A2259990
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	706
Acres	0.08



Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	10237 120a Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0M7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	5
Zoning	RS

Listing Details



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