

\$530,000 - 10214 125 Avenue, Grande Prairie

MLS® #A2262447

\$530,000

5 Bedroom, 3.00 Bathroom, 1,096 sqft
Residential on 0.14 Acres

Northridge., Grande Prairie, Alberta

Discover an exceptional investment opportunity with this legal up/down duplex, thoughtfully designed for modern living and strong rental potential. Each unit features tasteful finishes, including rich espresso cabinetry, granite countertops, and contemporary fixtures that add warmth and sophistication throughout.

The property includes an attached double garage, offering one private garage space per unit—a welcome winter convenience for tenants. A fully fenced, private yard provides outdoor space for relaxation and recreation.

This turnkey property is already generating solid income, with the upper unit leased at \$1,950/month and the lower unit leased at \$1,700/month.

Perfect for investors or owner-occupiers seeking mortgage support, this duplex combines style, functionality, and reliable cash flow in one attractive package.

Built in 2013

Essential Information

MLS® #	A2262447
Price	\$530,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,096
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Up/Down
Status	Active

Community Information

Address	10214 125 Avenue
Subdivision	Northridge.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V2R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
Zoning	RG

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.