

\$299,900 - 10504 102 Avenue, Grande Prairie

MLS® #A2264417

\$299,900

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.07 Acres

College Park., Grande Prairie, Alberta

Affordable and updated duplex with basement mother in law suite in College Park! This fully developed half duplex offers incredible flexibility with a bright 3-bedroom main floor and one bedroom basement, perfect for investors, students, or anyone looking to offset their mortgage payment. Upstairs features a spacious living and dining area, full kitchen, and 3 comfortable bedrooms with a 3-piece bathroom. Downstairs you'll find a one-bedroom mother in law suite with an oversized bedroom and walk-in closet, full kitchen, 3-piece bath, and laundry. The home has been freshly painted and features newer flooring throughout for a clean, modern feel. Outside, enjoy a fully fenced and landscaped yard with a deck, garden area, and shed. There's ample parking with double pads in both the front and back. Located in College Park, you're close to Grande Prairie Regional College, the new hospital, parks, restaurants, shopping, and public transit. Whether you're looking for a great first home, rental opportunity, or crew housing, this property checks all the boxes!

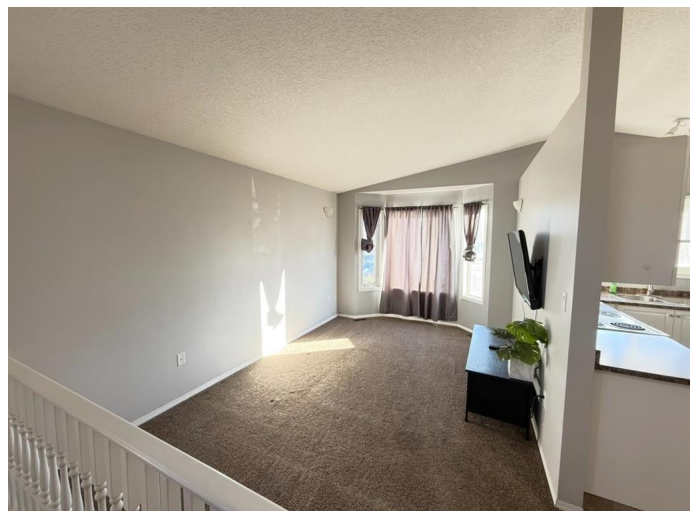
Built in 1996

Essential Information

MLS® # A2264417

Price \$299,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	10504 102 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1A4

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
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Days on Market	3
Zoning	RR

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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