

# \$179,900 - 10118 103 Avenue, Grande Prairie

MLS® #A2195546

## \$179,900

3 Bedroom, 1.00 Bathroom, 1,130 sqft

Residential on 0.09 Acres

Avondale., Grande Prairie, Alberta

3 bed 1 bath half duplex on an RT zoned lot in Avondale with back alley access, the neighboring duplex 10116 is also for sale, own both, also a 4 plex is for sale next door as well(A2192141)! This basic duplex is currently rented month to month for \$1300 plus utilities so possession could be had in 3 calendar months! Laundry and utilities are all conveniently located on the main level as there is no basement. Yes they need some work but could be an excellent BRRR as they are the best-priced 1/2 duplexes in the market by over 40k!( buy-renovate-rent- refinance)!

Built in 1959

## Essential Information

MLS® #	A2195546
Price	\$179,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,130
Acres	0.09
Year Built	1959
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information



Address	10118 103 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1c1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	63
Zoning	rt

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.