

# \$449,900 - 10120 103 Avenue, Grande Prairie

MLS® #A2236685

**\$449,900**

0 Bedroom, 0.00 Bathroom, 1,462 sqft  
Multi-Family on 0.00 Acres

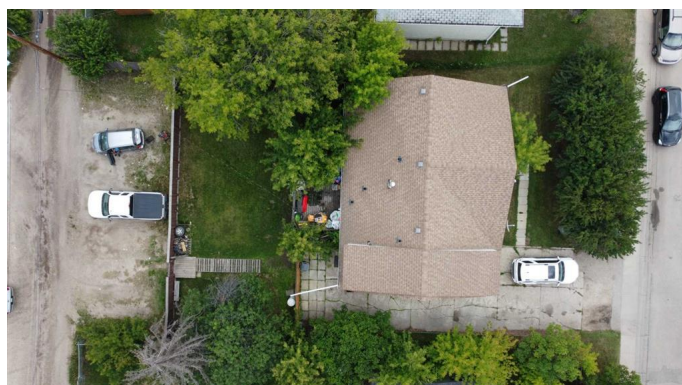
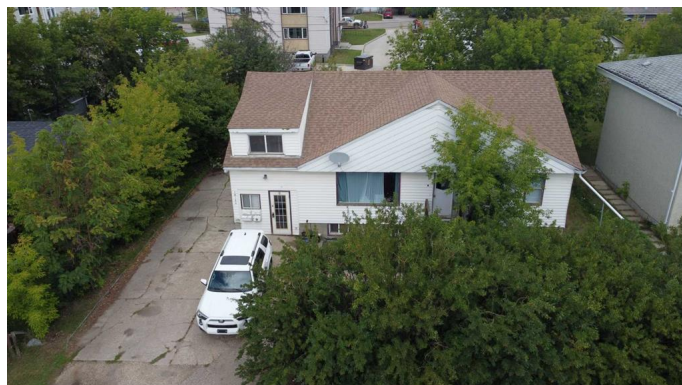
Avondale., Grande Prairie, Alberta

Incredible Opportunity to own a 4 plex for 450k, that's only 113k per door and to sweeten the deal its fully rented and cash flowing! This unique 4plex conversion has an Upper 3 bedroom space, two 1 bedroom basement suites a 2 story LOFT Suite! This Place has amazing parking with a front driveway and a massive gravel parking pad in the back, which is accessed through the alley. "A" basement suite is paying 800 per month, B basement suite is paying \$800 per month, loft suite is paying \$1050 per month and the Main floor is paying \$1250 per month, tenants pay their own electricity, cable , telephone and tenant insurance. Owner pays water/sewer/garbage. There is a common area laundry room with coin operated washer and dryer that produces additional income of \$100-\$200 per month. Invest and rent? Create 4 Air BnBs ? Or move into one of the suites and retire and let the other 3 tenants pay your mortgage! The side hustle options for the place are endless! (inside photos from when vacant in the past)

Built in 1955

## Essential Information

MLS® #	A2236685
Price	\$449,900
Bathrooms	0.00
Square Footage	1,462



Acres	0.00
Year Built	1955
Type	Multi-Family
Sub-Type	4 plex
Style	Bungalow
Status	Active

### **Community Information**

Address	10120 103 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1C1

### **Amenities**

Parking Spaces	6
----------------	---

### **Interior**

Appliances	Refrigerator, Washer/Dryer, Range
Heating	Baseboard, Natural Gas, Floor Furnace
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	24
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.