



**A & B, 10504 102 Street  
Grande Prairie, Alberta**

**MLS # A2302673**



**\$550,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-71-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** 2-Fridges, 2-Stoves, 2-Rangehoods, 2-Refrigerators, 2-Washers, 2-Dryers, All Window Coverings

Positioned in the established Avondale area on 102 Ave, this 1399 sq ft UP DOWN DUPLEX offers an exceptional blend of location, functionality, and income potential. This unique floor plan is thoughtfully designed with essentially a Front/Back Duplex vs the traditional Up/Down Duplex with 2 levels in Unit A and 2 levels in unit B. Each unit offers a bright open-concept layout that seamlessly connects the living, dining, and kitchen areas. The main floors feature a spacious bedroom and a convenient half bath, while the basements are equipped with two additional XL bedrooms, a full four-piece bathroom, and in-suite laundry—providing comfort and practicality for tenants or owners alike. Unit A enjoys front access from 102 Avenue, while Unit B has a private rear alley entrance. A paved parking pad at the back ensures ample off-street parking for residents. Constructed with quality in mind, this newer property delivers peace of mind with reduced maintenance concerns. In-floor heat throughout the property connected to a boiler system and HRV systems for air flow in each unit. Separate power meters for each unit make it especially attractive for landlords and tenants, while gas and water are shared. Just steps from St. Joseph’s Catholic Church and the expansive Muskoseepi Park, you’ll enjoy immediate access to one of the city’s most valued lifestyle hubs. Muskoseepi Park features an impressive 18 km paved walking and biking trail system, along with amenities that include an outdoor pool, skate park, spray park, playgrounds, mini golf, stocked fishing pond that converts to skating in the winter, a museum, and serves as the central gathering place for festivals and cultural events. Close to several schools and centrally located, so just minutes from the downtown core and its conveniences. Whether you’re looking to expand your investment portfolio or live

in one unit while offsetting your mortgage with rental income, this property presents a compelling opportunity. Strong tenants are already in place, with Unit A currently generating \$1,845/month and Unit B \$1,795/month, both including gas and water, with market potential of \$2,000/month per unit. Opportunities like this don't come up often. Whether you're expanding your portfolio or looking for a smart owner-occupied investment, this property checks the right boxes. Schedule your viewing today!