



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10308 106 Avenue
Grande Prairie, Alberta

MLS # A2148154



\$768,000

Division:	Avondale		
Type:	Multi-Family/4 plex		
Style:	Bi-Level		
Size:	1,704 sq.ft.	Age:	1979 (45 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, On Street, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Bldg Name:	-
Floors:	-	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Unit 4- Portable dishwasher is landlords, 2 & 3 installed.

A hidden gem in the heart of Grande Prairie, offering a picturesque view of Muskoseepi Park and the distant chime of church bells. This fourplex consists of three units with tenants, and one unit ready for immediate rental or personal occupancy. Each 800 sqft unit features two bedrooms, a full bathroom, laundry facilities, and its own thermostat for the baseboard radiator heating system. The upper units boast raised decks overlooking a serene expanse of grass and mature trees, while the basement units enjoy ground-level decks. All essential amenities are conveniently within walking distance, including bus stops, schools, and parks. Tenants are responsible for their own power bills, while rent covers water, gas, and garbage collection. Don't miss out on this exceptional investment opportunity. Contact your preferred REALTOR® today to arrange a viewing of this property.