



**GRASSROOTS**  
REALTY GROUP

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10101 105 Avenue  
Grande Prairie, Alberta

MLS # A2167992



**\$1,999,000**

<b>Division:</b>	Avondale South		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	5,190 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 8 Refrigerators, 8 Dishwashers, 8 Stoves, 8 washers, 8 dryers

Introducing Grande Prairie's newest apartment building, masterfully crafted by Stone Built Builders. This exceptional property features 8 units, including seven 2-bedroom units and one 1-bedroom unit, all equipped with brand-new stainless steel appliances, including dishwashers and in-unit laundry. Additional highlights include quartz countertops, on-demand hot water, and individual gas and power meters for each unit. The building offers convenient amenities like an in-house mailbox, designated parking stalls, and a prime central location with numerous nearby services. Exteriorly, it boasts Hardie board siding and upgraded windows, giving it outstanding curb appeal. With its attention to detail and quality, this building represents true pride of ownership and is an excellent opportunity for any investor's portfolio. Currently, the 2-bedroom units rent for \$1,850 per month, while the 1-bedroom unit rents for \$1,450 per month.