



10308 106 Avenue  
Grande Prairie, Alberta

MLS # A2172357



**\$718,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Multi-Family/4 plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,688 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Alley Access, On Street, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** Shed

**ATTENTION INVESTERS!!** 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. Two of the units have been beautifully updated. 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.