

10132 106 Avenue
Grande Prairie, Alberta

MLS # A2289403



\$345,000

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	948 sq.ft.	Age:	1935 (91 yrs old)
Beds:	2	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt, Tile	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional income-generating opportunity with strong rental revenue and flexible ownership options. Currently generating \$2,900/month in rental income, this unique property appeals to investors while also offering excellent potential for homeowners seeking a mortgage helper, multi-generational living, or guest accommodations. The main home (948 sq ft) is rented for \$1,700/month (water included) with lease in place to September 30, 2026, and the carriage legal suite with garage (539 sq ft plus 826 sq ft garage) rents for \$1,200/month (water included) with lease to November 30, 2026. This fully renovated character home features recently done siding, windows, kitchen, flooring, and paint, offering 2 bedrooms and 1 bathroom. The detached garage includes two overhead doors with rear and side alley access, an additional full bathroom and laundry area, plus a self-contained carriage legal suite above with full kitchen, bathroom, and loft sleeping space. The property also features a concrete patio, mature fruit and evergreen trees, and functional yard space. Located downtown within walking distance to Muskoseepi Park, this truly is a one-of-a-kind property offering both lifestyle and income potential. Call your Real Estate associate today to view.