

# \$679,900 - 10107 & 10109 104 Avenue, Grande Prairie

MLS® #A2226839

**\$679,900**

0 Bedroom, 0.00 Bathroom, 2,040 sqft

Multi-Family on 0.18 Acres

Avondale South., Grande Prairie, Alberta

**INVESTMENT OPPORTUNITY!!** Turnkey 4-Plex located in the heart of Grande Prairie â€” a prime location close to shopping, schools, parks, and entertainment. This well-maintained building features four fully rented units, currently generating a combined monthly income of \$6,000. Each tenant pays their own utilities, ensuring low operating costs and immediate cash flow from day one. Each unit offers a functional bi-level layout with the main floor hosting a bright living room with walk-out balcony, dining area, kitchen, and a 2-piece bathroom. The lower level includes 2 bedrooms, a full 4-piece bathroom, and in-unit laundry. This is an excellent opportunity to step into a strong income-producing property with solid tenants already in place. Act quicklyâ€”opportunities like this donâ€™t last!

Built in 1999

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2226839     |
| Price          | \$679,900    |
| Bathrooms      | 0.00         |
| Square Footage | 2,040        |
| Acres          | 0.18         |
| Year Built     | 1999         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Status         | Active       |



**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 10107 & 10109 104 Avenue |
| Subdivision | Avondale South.          |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 1E8                  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Interior**

|            |       |
|------------|-------|
| Appliances | Other |
|------------|-------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 23             |
| Zoning         | RT             |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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