



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**10132 106 Avenue  
Grande Prairie, Alberta**

**MLS # A2289403**



**\$345,000**

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

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.