



GRASSROOTS
REALTY GROUP

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10531 104 Avenue
Grande Prairie, Alberta

MLS # A2301345



\$493,900

Division:	College Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,255 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Separate Entrance		

Inclusions: Call Seller Directly

Click brochure link for more details** Investor Alert!! One-of-a-kind Investment Property. Well maintained Legal Duplex Located in Bear Creek, College Park subdivision with walking distance to Polytechnic college, new hospital and Muskoseepi park. Built in 1962 and converted into a Legal Duplex in 2017. This property has a unique floor plan that needs to be seen to be fully appreciated. The upper level is a 2 bedroom, 1 bath, 812 sq foot completely self-contained legal unit complete with private entrance, SS fridge, stove, dishwasher and in unit washer & dryer. The main level is 1443 sq ft and is ideal for households that prefer two living spaces such as a couple with a best friend or family member, a family with an older teenager or young adult living at home or multi generational families with an aging parent. Each living space, has one living room, one full bathroom and separate laundry areas. One area has 2 bedrooms, a full kitchen with a stove, fridge, dishwasher and a large pantry. The other area has 1 bedroom, a kitchenette with a microwave, fridge and dishwasher. There is double access to a large south facing back deck. SS appliances throughout. Built in vacuum. A 26'x11' cement parking pad at the front and a 33'x26' cement parking pad at the back. For storage, there is one small shed and one large shed in the backyard. Updates include asphalt shingles replaced in 2025, hot water tank in 2023 and the sewer line was replaced in 2020. Front landscaping redone in 2021 and refreshed in 2025. Current monthly income \$4700. Upper legal unit has lease in place till June 30th, 2026 and main floor unit has lease in place till August 31, 2026.