



GRASSROOTS
REALTY GROUP

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10120 104 Avenue
Grande Prairie, Alberta

MLS # A2327592



\$849,900

Division:	Avondale		
Type:	Multi-Family/4 plex		
Style:	-		
Size:	2,800 sq.ft.	Age:	2007 (19 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	RT
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: fridges x4, stoves x4, dishwashers x4, washers x4, dryers x4

This well-designed fourplex in Grande Prairie offers a rare combination of generous unit size, functional layouts, and tenant-friendly features. Each unit provides approximately 1,400 sq. ft. of total living space spread over two levels. The main floor of each unit features a bright, open living area with a good-sized living room, a generous kitchen with ample cabinetry, and a dedicated dining area conveniently located within the kitchen. A main-floor bedroom and full bathroom add flexibility for tenants seeking single-level living or a home office setup. The lower level offers two additional bedrooms, a second full bathroom, a comfortable family or flex space, as well as a dedicated laundry/utility room and separate storage room, providing excellent functionality and long-term rental appeal. Each unit includes dedicated parking spaces, private storage located under the deck, and practical layouts that are easy to rent and maintain. The thoughtful design, ample square footage, and separation of living and sleeping spaces make this property attractive to a wide range of tenants. A solid multi-family opportunity with strong fundamentals in a proven rental market.