



4, 10020 103 Avenue
Grande Prairie, Alberta

MLS # A1160368



\$159,900

Division:	Avondale South		
Type:	Residential/Four Plex		
Style:	Bi-Level, Up/Down		
Size:	500 sq.ft.	Age:	2004 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, Front Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 140
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Covers, Furniture negotiable

STUNNING STARTER HOME, AIRBNB OR INVESTMENT PROPERTY LOCATED IN AVONDALE SOUTH IS NOW VACANT AND READY FOR POSSESSION! Gross income through AirBNB has been averaging \$2400 a month! This well-kept 4-plex bi-level condo unit is fully developed and close to all the amenities being situated in the city centre. The property features an open concept with laminate throughout the entire main floor, a spacious kitchen, beautiful white cabinets and appliances, convenient centre island, generous sized dining, cozy half bath, and a roomy living area with a large window to allow plentiful natural light in. Basement features two good sized bedrooms, full bath, and laundry/storage room. Additional features include a double concrete parking pad, the perfect sized storage shed to meet all your needs. Don't forget about being within walking distance to GPRC, parks, shopping, and restaurants just to name a few! This beauty of a home comes with a small Condo fee of \$140 per month which covers maintenance, insurance, and garbage. Making it the PERFECT fit for an INVESTOR or FIRST TIME HOME BUYER ... BOOK YOUR SHOWING TODAY!