10132 106 Avenue
Grande Prairie, Alberta

MLS # A2203022

$349,900

Division:	Avondale
Type:	Residential/House
Style:	2 Storey
Size:	1,487 sq.ft.
Age:	1935 (90 yrs old)
Beds:	2
Baths:	3
Garage:	Double Garage Detached
Lot Size:	0.09 Acre
Lot Feat:	Rectangular Lot

Heating:	In Floor, Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Laminate, Tile, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle, Tile		**Condo Fee:**	-
Basement:	Partial, Unfinished		**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame		**Zoning:**	RT
Foundation:	Poured Concrete		**Utilities:**	Cable, Electricity, Natural Gas, Phone
Features:	No Animal Home, No Smoking Home			

Inclusions:	Fridge x2, Stove x2, Dishwasher x2, Washer x2, Dryer x2,

Truly a one of a kind property! You will not find anything else like this in Grande Prairie. A character home with a detached garage complete with carriage suite above. This property offers a unique experience to occupy a detached home, have a full garage and still have a rental to subsidize your mortgage. Or you can keep it all and have a great guest suite or air bnb rental. Or rent it all for a great return on investment. So many options! The main house is a character home with 2 bedrooms and 1 washroom that has been renovated in recent years with new siding, windows, kitchen, flooring and main sewer line. The loft carriage home is an open concept second floor suite with full kitchen, washroom and a loft area for a bed. The garage space has 2 overhead doors with access off the rear or side alley’s and features another full washroom and laundry area. The home and the garage are on separate power and gas meters. There is a concrete patio in the yard and mature fruit and evergreen trees around the lot. Located downtown within walking distance of Muskoseepi Park. Both units are currently rented, the main home for $1,650 month plus power/gas until September 30, 2025 and the garage with suite is rented for $1,200 month plus power/gas until May 31, 2025. *Please note that photos are from when the home was owner occupied.