

# \$469,000 - A&b, 10028 104 Avenue, Grande Prairie

MLS® #A2247065

## \$469,000

6 Bedroom, 4.00 Bathroom, 1,435 sqft  
Residential on 0.09 Acres

Avondale., Grande Prairie, Alberta

Incredible investment or first-home opportunity! This well-maintained front-to-back duplex offers two spacious units, each with 3 bedrooms and 1.5 baths. Both units feature double parking pads, private balconies with storage underneath, and separate gas, electric and water meters for added convenience. Whether you're looking to offset your mortgage with rental income or add a solid property to your investment portfolio, this property is a smart choice.

Built in 2007

### Essential Information

MLS® #	A2247065
Price	\$469,000
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,435
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Back Split
Status	Active

### Community Information

Address A&b, 10028 104 Avenue



Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E6

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	RT

### Listing Details

Listing Office	RE/MAX Grande Prairie
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