

# \$264,900 - 10513b 104 Avenue, Grande Prairie

MLS® #A2208455

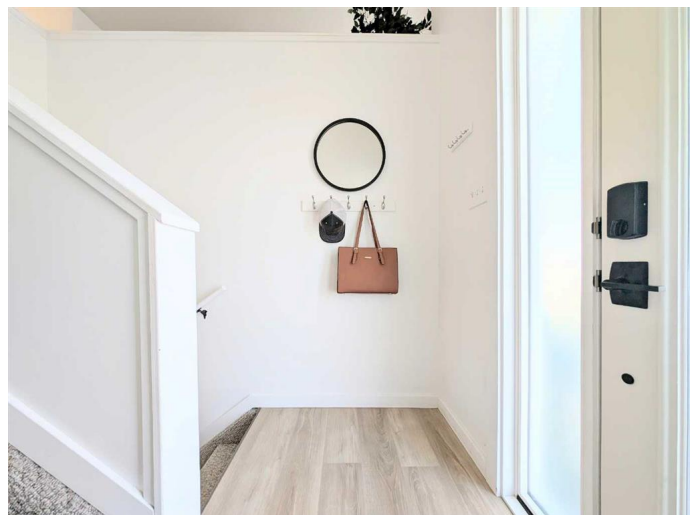
**\$264,900**

3 Bedroom, 2.00 Bathroom, 569 sqft

Residential on 0.07 Acres

College Park., Grande Prairie, Alberta

OPEN HOUSE: SATURDAY, APRIL 19, 2025, 2:00-4:00PM. A rare opportunity to own in College Park. This 3-bedroom, 1.5-bathroom half-duplex is a perfect fit for families, students, professionals, or savvy investors. Modern updates include a new furnace (2022), hot water tank (2023), south windows (2022), north windows (2025), and a sleek front door (2025). Imagine calling this home, or knowing you have the option to rent it out. Maybe youâ€™ve got kids you want to house during their college years â€“ Northwestern Polytechnic is down the street. In the other direction is Muskoseepi Park, just minutes from your front door, with playgrounds, splash park, outdoor pool, skate park, and miles of scenic walking trails. For date night, take a stroll to The Keg Steakhouse + Bar, just a 7-minute walk. Within a 5-minute drive, youâ€™ll find more restaurants, the hospital, movie theater, grocery stores, hardware stores, and other shopping. There are numerous schools nearby. Whether youâ€™re going downtown or out to the field, easy access to 100 Ave makes commuting a breeze. Traveling? The airport is just 10 minutes away. This side-by-side half-duplex offers peaceful living with no neighbors above or below. The basement hosts all bedrooms and the full bathroom, ideal for privacy while hosting guests on the main level. On the main floor, a bright living room overlooks mature trees across the street, while a storage room, laundry, and half-bath separate it from the



kitchen and dining area. From there, step outside to the deck and backyard, perfect for relaxing or outdoor cooking. A rear parking pad with alley access fits 2+ vehicles. Street parking available out front. Move in, rent out, or invest—this home delivers comfort, convenience, and opportunity! Note: Seller is directly related to the listing Real Estate Agent.

Built in 1993

**Essential Information**

MLS® #	A2208455
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	569
Acres	0.07
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	10513b 104 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1G2

**Amenities**

Parking Spaces	2
Parking	Parking Pad, Plug-In

**Interior**

Interior Features	Closet Organizers, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	April 14th, 2025
Days on Market	7
Zoning	RR

## Listing Details

Listing Office	RE/MAX Grande Prairie
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