

\$269,900 - 10237 120a Avenue, Grande Prairie

MLS® #A2259990

\$269,900

3 Bedroom, 2.00 Bathroom, 706 sqft

Residential on 0.08 Acres

Northridge., Grande Prairie, Alberta

Excellent investment opportunity! This half-duplex offers vaulted ceilings, open-concept living on the main level with small den/office at the front, a half bath and laundry near the back door with direct access to the fenced backyard with deck and shed. The lower level includes three bedrooms, a full bath, and storage.

Currently tenant-occupied at \$1,500/month with a lease in place until January 31, 2026, this unit provides steady income right from day one. Purchase on its own or take advantage of the rare chance to acquire both sides of the duplex, with the adjoining vacant unit also available. A fantastic opportunity for investors or those looking to live in one side while generating rental income from the other! Pictures from vacant!.

Built in 2005

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2259990 |
| Price | \$269,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 706 |
| Acres | 0.08 |



| | |
|------------|------------------------|
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 10237 120a Avenue |
| Subdivision | Northridge. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V 0M7 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 2nd, 2025 |
| Days on Market | 1 |
| Zoning | RS |

Listing Details



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