

\$530,000 - 10214 125 Avenue, Grande Prairie

MLS® #A2262447

\$530,000

5 Bedroom, 3.00 Bathroom, 1,096 sqft
Residential on 0.14 Acres

Northridge., Grande Prairie, Alberta

Discover an exceptional investment opportunity with this legal up/down duplex, thoughtfully designed for modern living and strong rental potential. Each unit features tasteful finishes, including rich espresso cabinetry, granite countertops, and contemporary fixtures that add warmth and sophistication throughout.

The property includes an attached double garage, offering one private garage space per unit—a welcome winter convenience for tenants. A fully fenced, private yard provides outdoor space for relaxation and recreation.

This turnkey property is already generating solid income, with the upper unit leased at \$1,950/month and the lower unit leased at \$1,700/month.

Perfect for investors or owner-occupiers seeking mortgage support, this duplex combines style, functionality, and reliable cash flow in one attractive package.

Built in 2013

Essential Information

| | |
|----------|-----------|
| MLS® # | A2262447 |
| Price | \$530,000 |
| Bedrooms | 5 |



| | |
|----------------|-------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,096 |
| Acres | 0.14 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Bungalow, Up/Down |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 10214 125 Avenue |
| Subdivision | Northridge. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8V2R3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Separate Entrance |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, City Lot, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 9th, 2025 |
| Days on Market | 2 |
| Zoning | RG |

Listing Details

Listing Office Grassroots Realty Group Ltd.

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