

# \$249,900 - 10512b 102 Avenue, Grande Prairie

MLS® #A2199543

**\$249,900**

3 Bedroom, 2.00 Bathroom, 625 sqft  
Residential on 0.07 Acres

College Park., Grande Prairie, Alberta

Beautifully Renovated Half Duplex in College Park  
Park – A Perfect First Home or Investment!

Welcome to this affordable and fully renovated 3-bedroom, 1.5-bathroom half duplex in the desirable neighborhood of College Park. With a spacious bi-level layout, vaulted ceilings, and modern updates throughout, this home is move-in ready and offers incredible value. Whether you’re a first-time homebuyer or an investor, this property is a fantastic opportunity!

## Bright & Open Main Level

The open-concept kitchen and dining area is designed for functionality and style, with new countertops and updated appliances, including a brand-new stove and a dishwasher that’s only two years old. Patio doors off the dining area lead to the deck and fully fenced backyard, providing the perfect space for outdoor entertaining or relaxing.

The south-facing living room is bathed in natural light, enhanced by vaulted ceilings, creating a bright and welcoming space. A convenient half-bathroom completes the main level.

## Private Lower Level with Spacious Bedrooms

The bi-level design keeps the bedrooms separate from the main living space, offering privacy and comfort. The primary bedroom is generously sized, featuring large south-facing



windows that bring in beautiful natural light.

Two additional bedrooms are perfect for family, guests, or a home office.

A renovated 4-piece bathroom adds a modern touch, while extra storage under the stairs ensures you have space for all your essentials.

Extensive 2024 Updates â€“ Move-In Ready!

This home has been fully updated in 2024, ensuring low-maintenance living for years to come:

- ? New shingles for lasting protection
- ? New flooring throughout for a fresh, modern look
- ? Freshly painted interior in a stylish, neutral palette
- ? New hot water tank for efficiency
- ? Brand-new washer and dryer
- ? Updated kitchen countertops & renovated bathrooms

Large Fenced Yard & Impressive Workshop Shed

The fully fenced backyard is perfect for pets, kids, or entertaining. A massive 12â€™ x 18â€™ shed with 10-foot interior walls, a rolling garage door, a man door, and a sliding window offers full electrical wiring with plugs and lightingâ€”ideal for storage, a workshop, or a hobby space.

A double parking pad provides plenty of off-street parking.

Prime Location â€“ Close to Everything!

Situated in College Park, this home is just minutes from shopping, schools, the college, walking trails, and public transportation. Enjoy the convenience of nearby amenities while living in a quiet, well-established community.

Donâ€™t miss out on this move-in-ready, fully updated home. ?? Contact us today to book

your private showing! Licenced Realtor is directly related to the seller.

Built in 1998

### **Essential Information**

MLS® #	A2199543
Price	\$249,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	625
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	10512b 102 Avenue
Subdivision	College Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1A4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

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

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 8th, 2025
Days on Market	28
Zoning	RS

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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