

# \$255,000 - 10513 83 Avenue, Grande Prairie

MLS® #A2226787

**\$255,000**

3 Bedroom, 2.00 Bathroom, 625 sqft

Residential on 0.08 Acres

Mission Heights., Grande Prairie, Alberta

Whether you're an investor looking to expand your portfolio or a first-time buyer hoping to get into the market, this Mission Heights duplex is a smart move. With a renter already in place until October, you can take your time making plans, or start collecting income right away. Inside, the home offers a functional layout and room to grow, with three bedrooms and 1.5 bathrooms. The U-shaped kitchen features classic oak cabinets, a pantry for extra storage, and opens right into the dining area. From here, a garden door framed by tall windows leads out to the backyard, making it easy to step out for your morning coffee or keep an eye on kids or pets. The living room feels bright and welcoming thanks to a large front window that fills the space with natural light. The full bathroom offers plenty of storage and counter space, while the half bath adds extra convenience for a busy household. Outside, there's a deck to enjoy summer evenings and a shed to keep your gear organized. The roof was redone in 2009, giving peace of mind for the years ahead. All of this in a location that's just minutes from restaurants, schools, parks, grocery stores, and more. Curious if it could be the right fit for you? Call your REALTOR® today to book a showing! Pictures were taken prior to tenants moving in.

Built in 1991

## Essential Information



MLS® #	A2226787
Price	\$255,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	625
Acres	0.08
Year Built	1991
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	10513 83 Avenue
Subdivision	Mission Heights.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W2A4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                June 2nd, 2025

Days on Market        15

Zoning                    RG

### **Listing Details**

Listing Office            RE/MAX Grande Prairie

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