



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**10128 112 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2232582**



**\$374,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

This compact house packs a lot of punch for new home buyers, investors or multi generational families. This 5 bed 2 bath home has been fully renovated with all new windows on the main floor, 2 new kitchens, 2 new bathrooms, new tile tub surround, luxury vinyl plank throughout, new HWT, newer shingles, new doors and hardware, new appliances and the list goes on. Tucked away on a quiet street in a super cute neighbourhood, you will enjoy the peace and quiet yet still be close to schools and amenities. Don't forget the 23' X 23" detached garage with sub panel and additional 21' X 12' shop. This property has rear lane access and room for RV parking either in the front or the back yard. This house is extremely versatile in many ways. Live upstairs and let the lower tenant pay the mortgage or this would be a great location for an investor and Air BnB.