



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10209 108 Avenue
Grande Prairie, Alberta

MLS # A2253541



\$359,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Shedx2, Fridgex3, Stovex3, Microwave, Washer, Dryer

Three separate unit home situated on massive RT multi family zoned corner lot with a single detached garage, that has alley access and has underwent extensive renos/updates including new fence, roof, furnace, flooring, kitchens, paint you name it. Upstairs (main unit) consists of 3 bedrooms, full bathroom, large kitchen with dining and living room. Two basement units consist of studio style unit with full kitchen and bathroom, and other one is 1 bed 1 bath with own kitchen. Common area in basement consists of shared laundry + utility room. Back entrance also boasts a mudroom. Massive newly fenced yard boats two sheds with alley access on two sides of your yard. Whether you are looking to break into the rental market or live affordability this home will be sure to please