



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, Fridge3, 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