



GRASSROOTS
REALTY GROUP

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10420 108 Avenue
Grande Prairie, Alberta

MLS # A2268966



\$234,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1962 (63 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Looking for a HUGE lot in an EXCELLENT location, under \$235k, with a garage!? This is it! Across the street from the Muskoseepi park trail systems, centrally located in Grande Prairie, close to schools and the Hospital this is an investors opportunity with suitable potential! Rear Alley access and a 25x22ft detached garage is one of the major perks of this property as well as a massive yard! Inside you will be greeted with a functional kitchen featuring plenty of storage, a large rec room with a wood burning fireplace, some window upgrades throughout, one bedroom with massive walk in closet and a 4 piece bathroom. The basement is undeveloped with suitable potential! Book your showing today!