



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10121 109 Avenue N
Grande Prairie, Alberta

MLS # A2273560



\$174,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	517 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Other		

Heating:	Gravity, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete	Zoning:	Rr
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
--------------------	-----

Perfect for first-time buyers, those looking to downsize, or investors seeking a smart opportunity, this charming tiny home maximizes every inch of space. it features a comfortable living area, a practical kitchen, and 2 private bedroom. The backyard provides an outdoor retreat, and its prime location puts it close to shopping and amenities—making it ideal for rental income or future redevelopment.