



GRASSROOTS
REALTY GROUP

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10106 110 Avenue
Grande Prairie, Alberta

MLS # A2292753



\$150,000

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This home is nestled on a quiet street with quick access to shopping and amenities. The large lot offers endless possibilities, including backyard access through the alley and off-street parking in the front, making it ideal for a brand-new build. For the right buyer with vision, this could also be transformed into a charming character home. The existing structure features 2 bedrooms, a full bathroom, and a large kitchen on the main floor, while the upper level has 2 more bedrooms, a kitchenette, and another full bathroom. The lower level offers additional space with a 3rd kitchenette, a flex room, and another bathroom, plus potential for another bedroom with an egress window update. Outside, you'll find a single-car garage, a storage shed, and a fenced backyard with space for even more off-street parking. IF you're looking for a redevelopment project, this property has endless potential. Don't miss out—schedule your viewing today!.