



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10241 111 Avenue
Grande Prairie, Alberta

MLS # A2307261



\$299,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage		

Inclusions: N/A

Affordable home with detached single car garage with alley access, situated in mature area of central Grande Prairie in Avondale subdivision. Close to several amenities including grocery stores , churches, public bus stops, walking/biking trails also walking distance to NWP , Grande Prairie Regional Hospital, Avondale Public School, And Grande Prairie Composite High School. As you pull up to this bungalow home you will appreciate the front deck + patio that welcomes you. Main level consists of living room with large windows great for natural light, kitchen + dining, three bedrooms and a full bathroom. Basement is partially finished with some framing completed, small kitchenette for future suite or wet bar, full bathroom, and laundry/utility room. Backyard is fully fenced and south backing allowing for sunlight all day long, as well alley access to your detached garage that has through overhead doors on both sides of garage. Driveway is spacious enough to host RV Parking. Major upgrades that have been completed in recent years includes high efficiency furnace, house shingles, hot water tank, some flooring, and some windows.