



10036 107 Avenue  
Grande Prairie, Alberta

MLS # A2321774



**\$284,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Avondale                              |               |                   |
| <b>Type:</b>     | Residential/Other                     |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 880 sq.ft.                            | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Single Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                             |               |                   |
| <b>Lot Feat:</b> | City Lot, Front Yard, Rectangular Lot |               |                   |

|                    |                   |                   |    |
|--------------------|-------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding      | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters |                   |    |

**Inclusions:** Total of fridge x 2, stove x 2, dishwasher x 2, washer/dryer, washer, dryer

This unique property is a great starter home for a first time home buyer or for an investor looking for a turn key opportunity. The main floor is well appointed with a large living room leading to a combined kitchen and dining area. There are two good-sized bedrooms and two full baths to complete this floor. Downstairs you'll find a one bedroom suite perfect for a roommate or extended family member. It features a kitchen and dining area that is open to a nice sized family room. The bedroom is also a good size and a full bath completes the lower level. One bonus feature of this home is the attached garage with a paved back lane. Another bonus is No Condo Fees! Quick possession is available so call your Agent to book a viewing soon!