



GRASSROOTS
REALTY GROUP

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10029 80 Avenue
Grande Prairie, Alberta

MLS # A2329081



\$230,000

Division:	Southview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: Ping Pong Table, Glass TV Stand, Shelving by Laundry

Affordable Townhouse packed with upgrades and features, AND THREE PARKING STALLS (two assigned, one leased \$10/month)***Safeway across the parking lot, Swanavon School 15min walk, Muskoseepi trails steps away***3 Bed, 1.5 Bath, no carpet, no smoking, no pet home***Keyless entry***Furnace replaced in 2007, HWT 2012***MAIN FLOOR LAUNDRY!!! All windows replaced 10 years ago, with new trim***Upgraded matching light fixtures with bright LED lights, new switches and cover plates, all pigtailed to meet code, new thermostat and smoke detectors***Kitchen upgrades: Stainless appliances 6 years ago, new upper cupboards***Added a third plug in on the kitchen countertop***Half bath fully renovated: Tile, Sink, Toilet, Frosted Glass***Main bath with a Jacuzzi Tub with handle bars for easier access, new toilet, installed an exhaust fan***Upgraded closets throughout with new and additional shelving***Matching blinds throughout the home***All doors and door knobs replaced, closet doors painted***Plenty of storage on all levels***Finished basement with room to add another bathroom, ping pong table included***Deck is 2 years old, with two sheds, one with power, with an upgraded and painted fence***Concrete step and kickplate in front of main door is getting replaced.***Gate for the backyard access can be replaced upon request by the condo board***See video walkthrough for best experience