



GRASSROOTS
REALTY GROUP

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11301 104 Street
Grande Prairie, Alberta

MLS # A2332863



\$350,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	974 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Electric start snow blower, electric start lawn mower, cordless leaf blower & weed eater, a newer electric snow shovel for deck cleaning, and an air compressor.

Must View!!! Beautiful well kept and cared for home in a great Avondale location. Huge private deck. 23' x 19' detached, heated garage with access through back alley. RV plug-in in back yard. Nice shed. Attractive yard. Fully developed, 974 square foot bungalow. The house has 2 bedrooms on the main floor and one in the basement. It has a 4 piece bathroom on the main floor and a 3 piece in the basement. The basement also has a very spacious laundry / utility room with a sink and cabinets. Living room on main floor with large window and a large family room in the basement. New furnace and hot water tank in 2023. The sewer line was replaced in 2022. This home features air conditioning!! There were numerous updates throughout the years and the seller has provided a list. No Neighbours in the front!! Nice place!!