



GRASSROOTS
REALTY GROUP

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10115 110 Avenue
Grande Prairie, Alberta

MLS # A2334429



\$249,990

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	760 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Irregular Lot, Many Trees, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, WASHER, DRYER

Great Opportunity with Endless Potential! This charming bungalow offers 2 bedrooms and 1 full bathroom on the main floor, plus on a full basement featuring an additional bedroom and laundry area, providing extra space for family, guests, or a home office. Recent new shingles add peace of mind, while the oversized driveway offers plenty of room for multiple vehicles or an RV, complemented by rear alley access for added convenience. Outside, you'll love the large, fully fenced backyard complete with a covered deck, the perfect place to relax and enjoy the beautiful mature trees and private setting. Whether you're looking for a home where you can add your own personal touches and build equity or simply searching for a great place to call home, this property is full of potential. Ideally located close to schools, shopping, parks, and all amenities, this is an opportunity you won't want to miss. Call your favourite Realtor® today to book your private showing!