

780-978-0157
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10105 110 Avenue
Grande Prairie, Alberta

MLS # GP215274



\$135,000

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|------------------|--|---------------|-------------------|
| Division: | Grande Prairie | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 639 sq.ft. | Age: | 1953 (67 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Driveway, Detached Garage, Garage, Gravel Driveway | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Near Shopping Center, Landscaped, Rectangular Lot | | |

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|--------------------|--|-------------------|--------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Stucco | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | Electricity, Natural Gas |
| Features: | Laminate Counters, No Smoking Home, Sump Pump(s) | | |

Inclusions: Fridge, Stove, Washer (As Is), Dryer (As Is), Window Coverings

For first time home buyers or investors! This home is located in an ideal location on a huge 53'x120' lot in Avondale. There is shopping (including the Prairie Mall) and restaurants close by. Recent upgrades include new flooring and paint. The living room and kitchen are a good size. The two bedrooms are lacking a closet but have large windows and the bathroom is located conveniently between the two bedrooms. There is a single detached garage with a dirt floor. Seller is related to listing REALTOR®;.