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10102 106 Avenue  
Grande Prairie, Alberta

MLS # A1147023



**\$299,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1995 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** -

Investor alert !! Great raised bungalow with LEGAL 1 bedroom/ 1 bathroom basement suite close to downtown. Upper suite has 3 bedrooms (3rd bedroom in basement) and 1 bathroom. Oversized detached double car garage (24x30). Walking distance to downtown, GPRC, Muskosepi park and also on a bus route ! Current tenants are in a lease until June 2021 paying \$1745/month