

**10121 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2201798**



**\$315,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Lawn, See Remarks		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RT

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** Fridge. Stove. Microwave/Range. Dishwasher. Washer/Dryer. Deck. Gazebo. Garage. Garage Door Opener.

A home with a Garage... Back alley access, 3 bedrooms, 1 bathroom, with an undeveloped basement... Fenced and landscaped with a deck and a gazebo... for \$319,900?! Get in to see this one before its gone. Welcome yourself home to this charming bungalow home with some character! This home has been renovated inside and out over the years. Its close to schools, shopping, and parks/playgrounds. Convenient back alley access to your Garage/Yard. Garage is 12ft x 20ft and outside of that you also have room to park 3 other vehicles. This home has a beautiful newer kitchen with soft close drawers and stainless appliances, vinyl plank flooring throughout, appealing paint and a renovated bathroom. New windows, siding, shingles, soffits and eves. Upgraded to 100 AMP power with 2 panels - 1up/1down. Basement is clean and bright, with large windows and open for your development; previously suited and COULD be converted back into a suite for great income!