



**10222 107 Avenue  
Grande Prairie, Alberta**



**\$225,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	House		
<b>Style:</b>	1.5 Storey		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	1953 (65 yrs old)
<b>Beds:</b>	4 up / 2 down	<b>Baths:</b>	2
<b>Possession:</b>	Immediate		
<b>Garage:</b>	No		
<b>Driveway:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Municipal
<b>Floors:</b>	-	<b>Sewer:</b>	Municipal
<b>Roof:</b>	-	<b>Taxes:</b>	\$ 2,350
<b>Basement:</b>	Full	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Stucco, Wood	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Main Floor Laundry, Woodstove(s)		

**Inclusions:** none



Character home in Avondale. This house sits on 2 lots and is very close to schools, walking trails, GPRC and Muskoseepi Park. The home has had some recent improvements including new paint, flooring, trim and counter tops. Both bathrooms have also been updated. There is a shop in the spacious yard that would be perfect for woodworking or extra storage. Perfect for someone that likes a project or an investor. Book your showing today. Listing agent is related to seller.