



**GRASSROOTS**  
REALTY GROUP

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10106 110 Avenue  
Grande Prairie, Alberta

MLS # A2118034



**\$129,900**

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	1948 (76 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge x3, stove x3, washer, dryer

Check out this character home in the heart of the city, on a quiet street with quick access to shopping and amenities. This home is situated on an oversized lot that offers back yard access through an alley as well as off street parking in the front. This home has some great possibilities and could be a great multi generation home. The main floor features 2 bedrooms and a full bathroom as well as a generous kitchen and dining area. The upstairs has another 2 bedrooms and another kitchenette as well as another full bathroom. The lower level has a 3rd kitchenette, a flex room and another bathroom. There is another room that could be used as a bedroom but would need the window size increased in order to meet egress requirements. Outside features a single car garage as well as a storage shed, the back yard is fenced and has room for more off street parking. Check out the charming character this home has to offer, book your showing today.