



GRASSROOTS
REALTY GROUP

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10518 103 Avenue
Grande Prairie, Alberta

MLS # A2218626



\$259,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

MOVE IN READY HOME WITH A DOUBLE HEATED GARAGE FOR UNDER \$260,000!!! Welcome to this charming 3-bedroom, 1-bathroom home in College Park, just steps from Northwestern Polytechnic. Featuring a new roof, fresh flooring, and a double car heated garage with back alley access, this move-in-ready property offers comfort, functionality, and incredible value. Located within walking distance to restaurants, schools, parks, grocery stores, shopping, Muskoseepi Park, and all major amenities, this home is perfect for students, small families, or first-time buyers looking for convenience and community. Don't miss your chance to own a beautifully updated home in one of Grande Prairie's most accessible neighborhoods—book your private showing today!