



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10407 110 Avenue  
Grande Prairie, Alberta

MLS # A2230941



**\$190,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Gravel Driveway, Outside, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, washer, dryer

This property is located in the charming & mature, 'Avondale' subdivision. Kids would have a super short walk to Avondale school, playgrounds and grassy areas to run and play on. You'd also have an amazing view of fireworks on Canada Day and New Year's Eve from the Bear Creek Reservoir, plus all the fun at Muskoseepi Park, situated less than 2 blocks away. The 3 bedroom & 1 bathroom bungalow has hot water tank new in 2024 plus newer furnace & shingles. Exterior siding was also replaced. Laundry on main floor off of the door leading to the big backyard that has shed plus back alley access. Parking made simple with 3 vehicles capable of fitting in the driveway and street parking out front. Home is also situated just east of the Grande Prairie Composite High School, Regional Hospital and Northwest Polytechnic and the City's dynamic west end. Add to your revenue portfolio by making this your latest rental property! \*\*\* Currently tenant occupied. Rent is \$875 on a month-to-month basis. Tenant responsible for utilities. 24 hour notice required for viewings\*\*\*. Contact a REALTOR® today for more details or to view!