



**GRASSROOTS**  
REALTY GROUP

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10802 102 Street  
Grande Prairie, Alberta

MLS # A2239111



**\$200,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Gravel Driveway, Outside, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Lawn, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<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>	Aluminum Siding , Concrete, 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:** as is, where is, on possession

Single level living in this 3 bedrooms & 1 bathroom home situated on a huge 6,600 sq foot, corner lot! Mature trees, ample parking including space for an RV, oversized shed, and side yards on both the east and west sides of the house. Generous sized living room with laminate flooring and large south facing windows allowing lots of natural light in. Some updating in the past includes high efficiency furnace. Super close to Avondale School & playgrounds, bus route, and all the fun stuff at Muskoseepi Park. \*\*\*Please note: property is sold "as is, where is, at time of possession". No warranties or representations.\*\*\* Contact a REALTOR® today for more info or to book a viewing!