



GRASSROOTS
REALTY GROUP

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

10278 111 Avenue
Grande Prairie, Alberta

MLS # A2242294



\$234,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,176 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Situated in the well-established neighborhood of Avondale, this 4-bedroom, 2-bathroom home offers great potential for the right buyer. With some TLC, this property could shine again—perfect for a first-time buyer, investor, or handyman. The basement is partially finished, offering space for customization. Recent updates include a hot water tank (approx. 5 years old) and new eavestroughs. Enjoy the convenience of back alley access, a spacious yard, and a location just minutes from schools, shopping, and other amenities. Don't miss your chance to invest in a well-situated property with solid bones and endless possibilities!