



GRASSROOTS
REALTY GROUP

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**10245 113 Avenue
Grande Prairie, Alberta**

MLS # A2245763



\$394,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Immediate Possession!! Amazing location!! Bungalow with In-Law suite across from the City Park in Avondale. Modernized open beam home with a fully equipped 2 bedroom in-law suite with separate access. Home has been completely renovated top to bottom. New flooring, new wiring, new paint, new kitchens and new bathrooms, new furnace and newer hot water tank . Home also has main floor laundry as well as basement laundry. Rear lane access for RV's. Mature south facing yard, deck and fire pit. Basement could lessen your financial obligations by 1500 dollars per month in todays market. Seller had home inspection done July 22 by Sure-Pro. All of the improvements and repairs have been completed to address issues noted in the home inspection report. Property is in Excellent condition. Summary of report is in the supplements.