



GRASSROOTS
REALTY GROUP

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10021 106 Avenue
Grande Prairie, Alberta

MLS # A2255032



\$399,900

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,991 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Fridgex2, Stovex2, Washerx2, Dryerx2

Fully renovated two unit home situated in Avondale subdivision in central Grande Prairie, located with in walking distance to endless amenities. Each unit has updated flooring, paint, light fixtures, baseboards, trim, kitchens, and appliances. Main level unit hosts 3 bedrooms, full bathroom, kitchen, living room, and unfinished basement that has new furnace and electrical panel and a lot of storage. Upper unit has 2 bedrooms full bathroom, kitchen, living room. Laundry is shared in common area. Detached garage with alley access is the icing on the cake.