



GRASSROOTS
REALTY GROUP

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10245 113 Avenue
Grande Prairie, Alberta

MLS # A2255431



\$390,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Garden, Lawn, Rectangular Lot		

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

Features: Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Wired for Sound

Inclusions: All furniture in suite and lawn furniture negotiable

Bungalow across Avondale (Orange) Park, walking distance to PWA, Composite High and Avondale Schools, Shopping and Restaurants***Located on a bus route - immediate plowing***Mother-in-law suite in basement that can be rented out for \$1500 in today's market, covering almost 3/4 of your mortgage payment***Upgrades: Bathrooms, Flooring, Paint, Electrical, HE Furnace, HWT, New West Fence***New windows for the basement on order, paid for with installation, ETA late October***Open concept, with a view of the park from the living room***Insulation in main level flooring for soundproofing the basement***Main Floor and Basement Laundry***RV Parking with Back Alley access***