



**GRASSROOTS**  
REALTY GROUP

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

**10404 101 Street**  
**Grande Prairie, Alberta**

**MLS # A2260949**



**\$299,900**

<b>Division:</b>	Avondale South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Concrete, Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** n/a

This 4-level split home offers a great opportunity for first-time buyers, investors, or anyone looking for an affordable property in a central Grande Prairie location. Conveniently situated within walking distance to the Farmers' Market and downtown, you'll have quick access to shopping, restaurants, schools, parks, and more. The home features 3 bedrooms, 1 full bathroom, and 2 half bathrooms, with a layout that provides flexibility across multiple levels. The fenced yard adds outdoor space for kids, pets, or gatherings. This home has strong potential as a rental property or starter home in a desirable area. A great chance to get into the market with a property close to it all.