



**GRASSROOTS**  
REALTY GROUP

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

1, 10016 103 Avenue  
Grande Prairie, Alberta

MLS # A2262518



**\$180,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	463 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Snap up this beautifully maintained, 2 bedroom, 2 bathroom townhouse! The main floor is inviting, featuring modern laminate flooring and a bright, open-concept living, kitchen, and dining space. The lower level is complete with two bedrooms, a 3 piece bathroom, and an oversized laundry/storage room. Location couldn't be better, you're centrally located, just a short walk to bus routes, shopping, and restaurants, providing easy access to both the North and South ends of town. It's the perfect, turnkey option for an investor portfolio or a ready to move in starter home.