10113 108 Avenue
Grande Prairie, Alberta

MLS # A2269701

$259,670

Division:	Avondale
Type:	Residential/House
Style:	Bungalow
Size:	763 sq.ft.
Age:	1953 (73 yrs old)
Beds:	2
Baths:	1
Garage:	Parking Pad
Lot Size:	0.18 Acre
Lot Feat:	City Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks		

Inclusions:	N/A

Welcome to this cozy and updated 2-bedroom, 1-bathroom home situated on a massive fully fenced lot measuring 20.11 meters wide by 36.45 meters deep. This property offers a rare combination of modern updates, outdoor space, and endless potential. Step inside to find vinyl plank flooring throughout, providing durability and style. The updated kitchen features modern finishes and a functional layout—perfect for daily living and entertaining alike. The basement is undeveloped, offering plenty of room to expand your living space, add bedrooms, or create the ideal storage or recreation area to suit your needs. Outside, the property truly shines. The huge fenced yard provides privacy, space for kids or pets to play, and tons of room for future development. With back alley access, this lot is ideal for building a large shop, garage, or RV parking. There's also an 8' x 10' shed, perfect for storage or tools.