



**10435 104 Avenue  
Grande Prairie, Alberta**

**MLS # A2271216**

**\$225,000**



<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Wood Siding
<b>Foundation:</b>	Other
<b>Features:</b>	Laminate Counters, No Animal Home, See Remarks

**Inclusions:** N/A

CORNER LOT IN COLLEGE PARK — FRONTING A BEAUTIFUL OPEN PARK! Enjoy unbeatable views and front-row seats to the community fireworks right from your own front deck. This well-kept home shows clear pride of ownership throughout. Step inside to a large kitchen and spacious dining area, offering plenty of room for cooking, hosting, and everyday living. Storage is abundant, making organization effortless. The main floor laundry and generous front entryway add to the home's convenience and functionality. This property also features a versatile addition that can be used as a bright sunroom, hobby space, or extra storage area—a fantastic bonus that adapts to your lifestyle. With 2 bedrooms and 2 bathrooms, this layout is ideal for comfortable living. Outside, you'll appreciate the 14' x 22' garage, double parking pad, and rear alley access for added flexibility. Shingles on house & garage were done in 2021, Furnace in 2019 & Hot water tank in 2018. Located just steps from Muskoseepi Park, walking trails, and nature paths, this home blends quiet residential living with outdoor adventure right at your doorstep. A fantastic opportunity in a sought-after neighborhood—move-in ready and waiting for you!