



GRASSROOTS
REALTY GROUP

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**10111 108 Avenue
Grande Prairie, Alberta**

MLS # A2282801



\$360,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		
Inclusions:	None		

This home occurs on a double lot and has excellent potential as an Investment Property as there are 6 tenants and excellent cash flow. New shingles in 2023, upgraded electrical panel and all windows upgraded to Vinyl in the upstairs with newer stainless appliances. Egress windows in the basement and many positive attributes including back alley access, parking for 2 vehicles in back, 2 in front plus the single car garage.