



**10226 111 Avenue
Grande Prairie, Alberta**

MLS # A2284058



\$280,000

Division:	Avondale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	926 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2x Refrigerators, 2x washer and dryers, built-in range, electric stove, microwave

Fantastic opportunity to enter the housing market! This 4-bedroom, 2-bathroom home offers flexibility. Enjoy a spacious backyard and a convenient location close to schools and shopping. With a little TLC, this property offers excellent potential. Major updates already completed, including drainage-correcting landscaping, electrical improvements, and professionally pruned trees. Enjoy peace of mind with new shingles, roof repairs, and a new 50-gallon hot water tank. The home features a refreshed living room and renovated rear entrance with new flooring, insulation, drywall, and exterior door. The backyard has been fully re-landscaped for easy enjoyment. Bonus value with two fridges, two washer/dryer sets, plus select furnishings and yard tools included. Additional household items may be included at an additional cost.