



**GRASSROOTS**  
REALTY GROUP

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

10226 111 Avenue  
Grande Prairie, Alberta

MLS # A2284058



**\$262,000**

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

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**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.