



**GRASSROOTS**  
REALTY GROUP

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**10226 111 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2284058**



**\$280,000**

<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		

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