



**GRASSROOTS**  
REALTY GROUP

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10021 106 Avenue  
Grande Prairie, Alberta

MLS # A2290881



**\$369,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,102 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Crawl Space

**Exterior:** Mixed

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** Fridgex2, Stovex2, Washerx2, Dryerx2

Fully renovated two unit home situated in Avondale subdivision in central Grande Prairie, located with in walking distance to endless amenities. Each unit has updated flooring, paint, light fixtures, baseboards, trim, kitchens, and appliances. Main level unit hosts 3 bedrooms, full bathroom, kitchen, living room, and unfinished basement that has new furnace and electrical panel and a lot of storage. Upper unit has 2 bedrooms full bathroom, kitchen, living room. Laundry is shared in common area. Detached garage with alley access is the icing on the cake.