



**10518 102 Avenue
Grande Prairie, Alberta**

MLS # A2298235



\$254,900

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	770 sq.ft.	Age:	1957 (69 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Beautifully Remodeled Bungalow in College Park! Welcome to this charming and cozy bungalow, perfectly suited for first-time buyers, students, or savvy investors looking to expand their portfolio. This home seamlessly blends timeless character with stylish modern updates. Step inside to discover a completely refreshed interior featuring new vinyl plank flooring, fresh paint, updated trim, and modern lighting throughout. The kitchen has been thoughtfully redesigned with brand-new appliances, butcher block countertops, updated cabinetry, and a clean, functional layout. The bathroom is equally impressive, showcasing a brand-new walk-in shower, vanity, and toilet. Additional upgrades include new drywall, doors, new front & back porch, newer roof & new front exterior with finishes that give the entire home a fresh, move-in-ready feel. Situated on a large lot, the property also offers a detached single garage and plenty of outdoor space. Enjoy the convenience of being within walking distance to GPRC, restaurants, shopping, and the brand-new Hospital. This is an incredible opportunity to own a beautifully updated home in a prime location.