



**GRASSROOTS**  
REALTY GROUP

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102, 10017 103 Avenue  
Grande Prairie, Alberta

MLS # A2113344



**\$180,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	540 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Welcome to your cozy 2-bed, 1.5-bath Avondale home, perfect for first-time buyers! Enjoy entertaining in the open living space with ample cabinetry and a kitchen island. Two downstairs bedrooms offer comfort, while nearby parks and amenities make outdoor living easy. Explore endless adventures on nearby biking and walking paths. Don't miss your chance to own this charming, convenient retreat at a great price!