



**GRASSROOTS**  
REALTY GROUP

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11317 104 Street  
Grande Prairie, Alberta

MLS # A2129501



**\$319,900**

Division:	Avondale		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,989 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: 4 sheds

Wow . Check out this lot! 10,889 sq ft, 0.25 of an acre across the street from PWA , a short walk to the Composite High School , Harry Balfour and Avondale School. This 5 level split provides lots of space for a growing family. There are 3 beds up and another on the main floor, with 3 family rooms, formal dining and a large 4 season sun room. There are many newer windows and they all provide nice light throughout the home. The lot is huge with room for RV parking.