



GRASSROOTS
REALTY GROUP

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11305 101B Street
Grande Prairie, Alberta

MLS # A2151354



\$329,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1962 (62 yrs old)
Beds:	5	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: appliances as is where is

One of the more charming curb appeal homes you'll see also has new windows! Brick exterior on this bungalow is as timeless and strong as a solid lease with great renters. Guaranteed revenue through April 2025! Hardwood floors, three beds up, two down plus a full bath on each level. Kitchenette in basement is so handy. BIG 55' X 120' lot. Front and rear decks for outdoor leisure time. Managed by a long standing Grande Prairie firm, consider adding this home to your portfolio.