



**GRASSROOTS**  
REALTY GROUP

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10118 105 Avenue  
Grande Prairie, Alberta

MLS # A2153634



**\$234,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** 2X Fridge, 2X Stove, Washer, Dryer,

This older lot, with exceptional zoning, is perfect for redevelopment. The property features an inlaw suite. With 2-bedrooms on the main level and a 1-bedroom secondary suite downstairs, ideal for in-laws or rental opportunities. Situated on a massive lot, this property offers unparalleled potential for redevelopment projects, making it a rare and valuable find. Perfect for first time home buyers or investors come check it out today!