



**10403 111 Avenue
Grande Prairie, Alberta**

MLS # A2157885



\$238,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	965 sq.ft.	Age:	1960 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: na

This little bungalow home features 4 bedrooms, 2 full bathrooms and a huge fenced yard. There have been many updates over the past several years such as electrical panel, new shingles, all new windows, deck, a commercial grade hot water on demand, furnace and water softener. Kitchen updates include new flooring, countertops, tile backsplash, sink and faucets. Bathroom renos include a high end 6' foot jet/air tub, separate shower, new sink, high end faucets and toilet. Basement has a family room, 2 bedrooms & a full 3 piece bath that was just updated. It's move-in ready but ready for someone with some creative design skills to add some finishing touches. The large fenced yard has a plenty of privacy with several mature berry trees & many other trees, plants, shrubs, flowers etc. Back lane access with potential to build a garage. The location of this property could not be better for a family with school-aged children. Elementary and new high school only a block away.