



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10506 101 Avenue  
Grande Prairie, Alberta

MLS # A2162338



**\$199,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

**\*\*MAJOR FOUNDATION ISSUE ESTIMATE IN SUPPLEMENTS\*\*** 2 bed 2 bath home with a MASSIVE 26' wide and 30' deep heated garage on a roomy lot in College Park. If you like spending time in nature having a home a couple blocks off the Muskoseepi park trail system would be amazing! This bungalow has a kitchen, living room and dining room on the main level along with 2 roomy bedrooms and a full bathroom. The partially finished basement has a recroom, storage room and a bathroom. The home has lots of parking in the front, a car port and the HUGE 26'X30' GARAGE is accessed through the alley. This home is priced taking the foundation repair into consideration.