



**11329 101A Street
Grande Prairie, Alberta**

MLS # A2165592



\$264,700

Division:	Avondale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	854 sq.ft.	Age:	1964 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Concrete Driveway, Covered, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: none

Check out this spacious 4 bedroom, 2 bathroom home in a mature neighborhood of Avondale. The property is tastefully brought up to date with modern colors and accents, plenty of natural light and an open kitchen concept. Recent updates include modern tiles and fixtures, newer roof, updated kitchen, laminate and tile flooring plus a fully finished basement. Huge backyard is an ultimate dream with plenty of mature trees which gives abundance of privacy. Gearing up towards cooler months, you will absolutely love the elegant stone gas fireplace located in the living room and a car port to keep your vehicles clear off the snow. This property is a perfect starter home, or investment opportunity, book your showing before it gets snatched away.