



11329 101A Street  
Grande Prairie, Alberta

MLS # A2165592



**\$264,700**

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

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                        | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame               | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                        | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.