



**GRASSROOTS**  
REALTY GROUP

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**10119 111 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2176949**



**\$80,000**

**Division:** Avondale

**Lot Size:** 0.14 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** RR

**Water:** -

**Sewer:** -

**Utilities:** -

0.14 Acre Residential Lot in the heart of Avondale. A short walk to Avondale Elementary and Avondale Park. Zoning - RR- Restricted Residential District 82.1 Purpose To provide for single detached dwellings with a minimum lot width of 14m, and uses that are compatible with residential uses, to protect the character of low-density residential neighbourhoods. 82.2 Permitted Uses • Accessory Building or Structure • Accessory Use • Park • Residential Support Home - Type 1 • Secondary Suite (except where prohibited under an approved Area Redevelopment Plan) • Single Detached Dwelling • Solar Collector (Bylaw C-1260-68 - March 20, 2017) 82.3 Discretionary Uses-Development Officer • Bed and Breakfast • Child Care Facility • Garage Suite (except where prohibited under an approved Area Redevelopment Plan) • Group Home • Home Business • Religious Assembly • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020 and Bylaw C-1260-176-July 29, 2024) 82.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020) • Public Utility (Bylaw C-1260-68-March 20, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)