



**GRASSROOTS**  
REALTY GROUP

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10512B 102 Avenue  
Grande Prairie, Alberta

MLS # A2199543



**\$249,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	625 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, 12x18 shed

Beautifully Renovated Half Duplex in College Park &ndash; A Perfect First Home or Investment! Welcome to this affordable and fully renovated 3-bedroom, 1.5-bathroom half duplex in the desirable neighborhood of College Park. With a spacious bi-level layout, vaulted ceilings, and modern updates throughout, this home is move-in ready and offers incredible value. Whether you're a first-time homebuyer or an investor, this property is a fantastic opportunity! Bright & Open Main Level The open-concept kitchen and dining area is designed for functionality and style, with new countertops and updated appliances, including a brand-new stove and a dishwasher that's only two years old. Patio doors off the dining area lead to the deck and fully fenced backyard, providing the perfect space for outdoor entertaining or relaxing. The south-facing living room is bathed in natural light, enhanced by vaulted ceilings, creating a bright and welcoming space. A convenient half-bathroom completes the main level. Private Lower Level with Spacious Bedrooms The bi-level design keeps the bedrooms separate from the main living space, offering privacy and comfort. The primary bedroom is generously sized, featuring large south-facing windows that bring in beautiful natural light. Two additional bedrooms are perfect for family, guests, or a home office. A renovated 4-piece bathroom adds a modern touch, while extra storage under the stairs ensures you have space for all your essentials. Extensive 2024 Updates &ndash; Move-In Ready! This home has been fully updated in 2024, ensuring low-maintenance living for years to come: ? New shingles for lasting protection ? New flooring throughout for a fresh, modern look ? Freshly painted interior in a stylish, neutral palette ? New hot water tank for efficiency ? Brand-new washer and dryer ? Updated kitchen countertops & renovated

bathrooms Large Fenced Yard & Impressive Workshop Shed The fully fenced backyard is perfect for pets, kids, or entertaining. A massive 12' x 18' shed with 10-foot interior walls, a rolling garage door, a man door, and a sliding window offers full electrical wiring with plugs and lighting—ideal for storage, a workshop, or a hobby space. A double parking pad provides plenty of off-street parking. Prime Location — Close to Everything! Situated in College Park, this home is just minutes from shopping, schools, the college, walking trails, and public transportation. Enjoy the convenience of nearby amenities while living in a quiet, well-established community. Don't miss out on this move-in-ready, fully updated home. ?? Contact us today to book your private showing! Licenced Realtor is directly related to the seller.