



## 780-978-5674

joshuaboyne@hotmail.com

## 10245 113 Avenue Grande Prairie, Alberta

MLS # A2255431



\$390,000

| Division: | Avondale  |        |                   |  |  |
|-----------|---|--------|-------------------|--|--|
| Туре:     | Residential/House   |        |                   |  |  |
| Style:    | Bungalow  |        |                   |  |  |
| Size:     | 1,140 sq.ft.  | Age:   | 1963 (62 yrs old) |  |  |
| Beds:     | 4   | Baths: | 2                 |  |  |
| Garage:   | Driveway, Off Street, RV Access/Parking, Single Garage Attached |        |                   |  |  |
| Lot Size: | 0.15 Acre   |        |                   |  |  |
| Lot Feat: | Back Lane, Garden, Lawn, Rectangular Lot                        |        |                   |  |  |

| Heating:    | Forced Air, Natural Gas                       | Water:     | -  |
|-------------|---|------------|----|
| Floors:     | Carpet, Laminate, Linoleum, Tile, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt/Gravel                                | Condo Fee: | -  |
| Basement:   | Finished, Full                                | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame                      | Zoning:    | RR |
| Foundation: | Poured Concrete                               | Utilities: | -  |
|             |   |            |    |

**Features:** Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Wired for Sound

**Inclusions:** All furniture in suite and lawn furniture negotiable

Bungalow across Avondale (Orange) Park, walking distance to PWA, Composite High and Avondale Schools, Shopping and Restaurants\*\*\*Located on a bus route - immediate plowing\*\*\*Mother-in-law suite in basement that can be rented out for \$1500 in today's market, covering almost 3/4 of your mortgage payment\*\*\*Upgrades: Bathrooms, Flooring, Paint, Electrical, HE Furnace, HWT, New West Fence\*\*\*New windows for the basement on order, paid for with installation, ETA late October\*\*\*Open concept, with a view of the park from the living room\*\*\*Insulation in main level flooring for soundproofing the basement\*\*\*Main Floor and Basement Laundry\*\*\*RV Parking with Back Alley access\*\*\*