

**10241 111 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2307261**



**\$284,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** N/A

Affordable home with detached single car garage with alley access, situated in mature area of central Grande Prairie in Avondale subdivision. Close to several amenities including grocery stores, churches, public bus stops, walking/biking trails also walking distance to NWP, Grande Prairie Regional Hospital, Avondale Public School, And Grande Prairie Composite High School. As you pull up to this bungalow home you will appreciate the front deck + patio that welcomes you. Main level consists of living room with large windows great for natural light, kitchen + dining, three bedrooms and a full bathroom. Basement is partially finished with some framing completed, small kitchenette for future suite or wet bar, full bathroom, and laundry/utility room. Backyard is fully fenced and south backing allowing for sunlight all day long, as well alley access to your detached garage that has through overhead doors on both sides of garage. Driveway is spacious enough to host RV Parking. Major upgrades that have been completed in recent years includes high efficiency furnace, house shingles, hot water tank, some flooring, and some windows.