

10805 102 Street
Grande Prairie, Alberta

MLS # A2345093



\$170,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Perimeter Wall	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

If you've been scrolling through apartments and townhouses thinking, "I just want my own little house, my own yard, and nobody attached to me," this charming 1950 built Avondale cutie might be exactly what you've been waiting for! Offering 991 sq. ft. of cozy, comfortable living space with 2 bedrooms and 1.5 bathrooms, this home isn't trying to pretend it's a mansion. It knows exactly what it is, and frankly, it wears it well. Now, full disclosure, one of the bedrooms also houses the laundry, so is it a bedroom, a laundry room, or an ambitious little multitasker? Who are we to judge! Use it as a bedroom, office, hobby room, dressing room, laundry headquarters or whatever suits your lifestyle. Sitting on a generously sized lot with a storage shed already in place, there's plenty of outdoor space to enjoy and loads of potential to fully fence the yard and make it your own private little kingdom. Plant a garden, grow some tomatoes, let the kids burn off steam, toss a ball for the dog, fire up the BBQ, cut the grass with suspicious amounts of pride, or simply sit outside and enjoy the fact that you actually own some dirt. Things that are considerably harder to do from a third-floor apartment balcony! Location is another big win here, with Avondale Public School only about a block away and Grande Prairie Composite High School approximately seven blocks away, making those morning school runs considerably less dramatic. You're also roughly eight blocks from Muskoseepi Park, Grande Prairie's incredible sprawling park system packed with walking and biking trails, playgrounds, a spray park, skate park, outdoor swimming pool, mini golf, museum, ice cream and plenty of green space to explore. Not to mention the community celebrations and fireworks that light up the area throughout the year like Canada Day! It's close

enough to enjoy whenever the mood strikes without feeling like the festivities are happening in your backyard. Prairie Mall is only about ten blocks away as well, putting shopping, restaurants, groceries and everyday conveniences within easy reach and making this a wonderfully central place to call home. Yes, the property sits along a main street, but there's a silver lining. Major routes tend to receive plenty of attention when the snow starts flying, which is something every Grande Prairie resident can appreciate when winter decides to remind us who's boss. This isn't a giant house with rooms you'll forget you have; it's a manageable, affordable-feeling, character filled home with enough space to live comfortably without spending every weekend cleaning it. Whether you're buying your first place, downsizing from something bigger, looking for an alternative to condo or townhouse living, or simply want four walls, a roof and a yard that are truly yours, this little Avondale charmer delivers a whole lot of possibility in a wonderfully practical package. It's cute, it's central, it's got personality!