

**10118 105 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2153634**



**\$234,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2X Fridge, 2X Stove, Washer, Dryer,

This older lot, with exceptional zoning, is perfect for redevelopment. The property features an inlaw suite. With 2-bedrooms on the main level and a 1-bedroom secondary suite downstairs, ideal for in-laws or rental opportunities. Situated on a massive lot, this property offers unparalleled potential for redevelopment projects, making it a rare and valuable find. Perfect for first time home buyers or investors come check it out today!