

**10403 111 Avenue  
Grande Prairie, Alberta**

**MLS # A2157885**



**\$238,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** na

This little bungalow home features 4 bedrooms, 2 full bathrooms and a huge fenced yard. There have been many updates over the past several years such as electrical panel, new shingles, all new windows, deck, a commercial grade hot water on demand, furnace and water softener. Kitchen updates include new flooring, countertops, tile backsplash, sink and faucets. Bathroom renos include a high end 6' foot jet/air tub, separate shower, new sink, high end faucets and toilet. Basement has a family room, 2 bedrooms & a full 3 piece bath that was just updated. It's move-in ready but ready for someone with some creative design skills to add some finishing touches. The large fenced yard has a plenty of privacy with several mature berry trees & many other trees, plants, shrubs, flowers etc. Back lane access with potential to build a garage. The location of this property could not be better for a family with school-aged children. Elementary and new high school only a block away.