

**10403 110 Avenue
Grande Prairie, Alberta**

MLS # A2248627



\$259,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,066 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS AND FURNITURE

Ideally located just steps from four schools, the soccer pitch, and beautiful Muskoseepi Park, this delightful 3 bedroom 1 bathroom starter home or rental property is bursting with style and upgrades. Inside, you'll love the inviting shiplap accents, brand-new flooring throughout, a modern kitchen, fresh lighting, and so much more. Recent exterior improvements include new siding, windows, and exterior doors for both curb appeal and efficiency. The spacious backyard with rear alley access offers plenty of room to build your dream garage, while the large covered deck is perfect for summer entertaining. It's rare to find a single-family home in this prime location, on a lot this size just move in and load the fridge as all the furniture is included and enjoy! Notable features include - Newer windows, Newer shingles, New HWT, NEW High Efficient Furnace and room for RV Parking + more!