

**10111 108 Avenue
Grande Prairie, Alberta**

MLS # A2282801



\$360,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Driveway, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RT
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

Located on a desirable double lot in the established Avondale neighborhood, this charming bungalow offers space, sunshine, and long-term potential. Close to schools and everyday amenities, the property features a fully fenced and beautifully landscaped backyard with a sunny south-facing orientation—perfect for enjoying summer days. The rear alley provides convenient access to two parking stalls within the backyard, while the single-car garage offers additional storage for a smaller vehicle or recreational equipment. Inside, the home has seen several key updates, including newer vinyl windows throughout the main floor and three upgraded egress windows in the basement. In 2023, the home received new shingles and an upgraded electrical panel, adding peace of mind for future owners. Currently operated as a revenue property, this home presents an excellent opportunity for investors or buyers looking to personalize and improve a solid bungalow situated on a large lot in a sought-after location.