

**10111 108 Avenue  
 Grande Prairie, Alberta**

**MLS # A2282801**

**\$360,000**



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

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