

11313 101A Street
Grande Prairie, Alberta

MLS # A2301075



\$225,000

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|------------------|-------------------|---------------|-------------------|
| Division: | Avondale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 952 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|----------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Fridge, stove, washer, dryer, shed.

A great opportunity to enter the Grande Prairie real estate market at an affordable price. Whether you're looking for an investment property or a future build site, this home offers flexibility and value. Currently tenant-occupied with a reliable renter open to a longer-term lease, it presents a solid income opportunity from day one. This 3-bedroom, 1-bathroom home has seen several updates over the years, including a hot water tank, furnace, shingles (2024), windows, and flooring. The large unfinished basement provides a blank canvas for future development to suit your needs. Situated on a mature 0.15-acre lot in Avondale, the property features a welcoming streetscape highlighted by a beautiful front yard tree. While the home has charming curb appeal, it does require the right buyer with vision to bring out its full potential. This property is in walking distance to schools, parks & grocery stores. Contact your REALTOR® today for more information on current rental income and to schedule a viewing of this quaint little home nestled in Avondale.