

10805 102 Street
Grande Prairie, Alberta

MLS # A2345093



\$170,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Perimeter Wall	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed

This charming, detached home in Avondale was built in 1950 and offers 991 sq. ft. of comfortable living space. It features two bedrooms and 1.5 bathrooms. The home sits on a generously sized lot with a storage shed and plenty of outdoor space. The yard offers room for gardening, relaxing, entertaining or future fencing. Conveniently located, the property is approximately one block from Avondale Public School, seven blocks from Grande Prairie Composite High School and eight blocks from Muskoseepi Park. The park offers walking and biking trails, playgrounds, a spray park, skate park, outdoor pool, mini golf, a museum and year-round community activities. Prairie Mall, restaurants, groceries and other everyday amenities are also nearby. Although the property is located on a main street, it provides convenient access to major routes that are regularly maintained during the winter. This manageable home is a practical option for first-time buyers, those looking to downsize or anyone wanting a detached home with a private yard.