

**10806 102 Street
Grande Prairie, Alberta**

MLS # A2280788



\$190,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	1
Garage:	Concrete Driveway, Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer. 2 sheds. Hot tub is "as is, where is"

Cute house that even has the white picket fence! Almost 1,000 sq.ft. of one level living in this 2 bedroom, 1 bathroom home. Various upgrades including windows & shingles replaced about 10 years ago as well as high efficiency furnace & hot water demand system installed. Water lines have been changed out to PEX and most plumbing to ABS. Multiple windows let in lots of natural light into the east facing living room & also in the primary bedroom. Dining area is combined with the U-shaped kitchen, which has lots of cabinets for storage of your essentials. Covered side deck that wraps around to the back of the home plus front deck to catch the morning sunrise on. 2 sheds in the fenced backyard, with back alley access. It is a big yard, backing onto playground and field of 'Avondale School' in the established 'Avondale' neighbourhood. Driveway is solid concrete and was poured in 2019. Home is located very close to walking trails, shopping, restaurants, and easy access to different road arteries, regardless of direction you need to go. Quick possession possible. Contact a REALTOR® today for more information or to view!