

**10266 111 Avenue
Grande Prairie, Alberta****MLS # A2167870****\$284,900**

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions: Electic Fireplace in Basement

Great home with detached garage, in an excellent area! Functional floor plan features a large living room, kitchen with wall oven & countertop stove, and good sized dining area. Upstairs has 2 bedrooms and an updated bathroom. Basement is developed with a huge rec room area with fireplace, 2 bedrooms, and an upgraded bathroom with tile shower. The small unfinished area in basement was previously a kitchen area for in-law suite, and could easily be developed back into that usage. Big fenced back yard where you can enjoy your deck, firepit, and access the garage! Renos over the years include soffits, fascia, eaves, new basement windows, bathroom renos, flooring, light fixtures, paint, trim and spray foam insulation around the basement perimeter joists. Avondale is close to 3 schools, shopping, College, and miles of walking trails and Muskosepi Park! Call your REALTOR now to go have a look!