

**10106 110 Avenue  
Grande Prairie, Alberta**

**MLS # A2169840**



# \$129,900

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	1948 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge x3, stove x3, washer, dryer

Opportunity awaits with this unique property in the heart of the city, perfect for a tear-down or a renovation project. Situated on a spacious oversized lot, this home is nestled on a quiet street with quick access to shopping and amenities. The large lot offers endless possibilities, including backyard access through the alley and off-street parking in the front, making it ideal for a brand-new build. For the right buyer with vision, this could also be transformed into a charming character home. The existing structure features 2 bedrooms, a full bathroom, and a large kitchen on the main floor, while the upper level has 2 more bedrooms, a kitchenette, and another full bathroom. The lower level offers additional space with a 3rd kitchenette, a flex room, and another bathroom, plus potential for another bedroom with an egress window update. Outside, you'll find a single-car garage, a storage shed, and a fenced backyard with space for even more off-street parking. Whether you're looking for a redevelopment project or a unique fixer-upper, this property has endless potential. Don't miss out—schedule your viewing today!.