



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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 ASSOCIATE

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11305 101B Street  
 Grande Prairie, Alberta

MLS # A2151354



**\$329,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** appliances as is where is

One of the more charming curb appeal homes you'll see also has new windows! Brick exterior on this bungalow is as timeless and strong as a solid lease with great renters. Guaranteed revenue through April 2025! Hardwood floors, three beds up, two down plus a full bath on each level. Kitchenette in basement is so handy. BIG 55' X 120' lot. Front and rear decks for outdoor leisure time. Managed by a long standing Grande Prairie firm, consider adding this home to your portfolio.