



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

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10266 111 Avenue  
 Grande Prairie, Alberta

MLS # A2184355



**\$278,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level		

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

**Inclusions:** Electric Fireplace in Basement

OPEN HOUSE - SUNDAY, JAN 12 - 2-4 PM **\*\*Now offering \$4,000 credit for upgrades\*\*** 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 and a brand new hot water tank! 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!