



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

780-831-7725  
 jackadmin@gpremax.com

10214 105 Street  
 Grande Prairie, Alberta

MLS # A2196143



**\$295,000**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** garage heater, basement fridge & stove

This is a good home with so much potential. The main floor has 2 bedrooms, full bath, updated kitchen cabinets, updated knockdown ceilings, vinyl windows providing lots of natural light in the home, hardwood & tile flooring and a wood fireplace in the living room. Access to the deck is off the dining area. The basement has a separate entrance, kitchen, 2 bedrooms, full bathroom which is partially deconstructed, another bathroom fully deconstructed, large laundry room and access to the attached heated triple car garage. This home is being sold AS IS. It needs some work but could be amazing property for an investor who wants to update and put the basement suite to work or for the buyer who wants to purchase and put in some sweat equity to make it their own.