

**10524 103 Avenue  
Grande Prairie, Alberta**

**MLS # A1031719**



**\$316,000**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1976 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	No Smoking Home		

**Inclusions:** -

We have the perfect starter home or investment property. 1158sqft home with extensive renovations in the 6 bed, 2bath, kitchen upstairs and downstairs. Renos include completely new kitchen and bathroom upstairs, new laminate flooring, freshly painted up and downstairs, and new light fixtures, etc. Ready to move in, or put tenants in, only a couple doors down from the college. Detached garage 28x40, with heat, air, work bench and lots of light. One 10x8 single overhead door, one 8x16 overhead door. All this on a very large lot and a half! Realtor is a relation to the seller