

**10404 108 Avenue
Grande Prairie, Alberta**

MLS # A1056857



\$409,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,845 sq.ft.	Age:	1969 (52 yrs old)
Beds:	7	Baths:	3
Garage:	Triple Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Other	Zoning:	RR
Foundation:	Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Freezer and fridge in garage (both as is).

Character home with the opportunity to have a large lot in the city. A rare find at 1845 square feet this bungalow has exquisite details throughout, wainscoting, large kitchen(s), 2 gas fireplaces, beautiful family room with large windows, master en-suite with heated floor, RV parking with in-ground 30 amp power, a 32 x 26 attached garage with 10 foot ceiling and storage in ceiling. Fully landscaped yard with a large garden area and a gazebo wired for a hot tub. There are mature trees in the yard and Muskoseepi park trails directly out the front. The basement is fully finished with its own kitchen and separate entrance offering potential rental income. A mere few minutes drive or walk to the new hospital and within walking distance of the Grande Prairie Regional College. You can call this place your new home immediately and move in and enjoy the luxurious excitement of home ownership with the benefits of being a landlord on the side OR the super hero of the family because your mother-in-law resides with you! Call your favorite agent today to schedule a showing and get packing because you can't delay, will sell fast! Schools right next door, and walking trails/park across the street.