



10111 108 Avenue  
Grande Prairie, Alberta

MLS # A2282801



**\$360,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		
<b>Inclusions:</b>	None		

This home occurs on a double lot and has excellent potential as an Investment Property as there are 6 tenants and excellent cash flow. New shingles in 2023, upgraded electrical panel and all windows upgraded to Vinyl in the upstairs with newer stainless appliances. Egress windows in the basement and many positive attributes including back alley access, parking for 2 vehicles in back, 2 in front plus the single car garage.