

**11305 101B Street**  
**Grande Prairie, Alberta**

**MLS # A2151354**



**\$329,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Level		

**Heating:** Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** appliances as is where is

Investor call. One of the more charming curb appeal homes you'll see PLUS has new windows! Brick exterior on this bungalow is as timeless and strong as a solid lease with great renters. Guaranteed revenue through April 2025! Hardwood floors, three beds up, two down plus a full bath on each level. Kitchenette in basement is so handy. BIG 55' X 120' lot. Front and rear decks for outdoor leisure time. Managed by a long standing Grande Prairie firm, consider adding this home to your portfolio.