

10118 105 Avenue
Grande Prairie, Alberta

MLS # A2153634



\$234,900

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|------------------|-------------------|---------------|-------------------|
| Division: | Avondale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,128 sq.ft. | Age: | 1955 (69 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|-----------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RT |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 2X Fridge, 2X Stove, Washer, Dryer,

This older lot, with exceptional zoning, is perfect for redevelopment. The property features an inlaw suite. With 2-bedrooms on the main level and a 1-bedroom secondary suite downstairs, ideal for in-laws or rental opportunities. Situated on a massive lot, this property offers unparalleled potential for redevelopment projects, making it a rare and valuable find. Perfect for first time home buyers or investors come check it out today!