



10106 110 Avenue
Grande Prairie, Alberta

MLS # A2169840



\$129,900

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	1948 (76 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge x3, stove x3, washer, dryer

Opportunity awaits with this unique property in the heart of the city, perfect for a tear-down or a renovation project. Situated on a spacious oversized lot, this home is nestled on a quiet street with quick access to shopping and amenities. The large lot offers endless possibilities, including backyard access through the alley and off-street parking in the front, making it ideal for a brand-new build. For the right buyer with vision, this could also be transformed into a charming character home. The existing structure features 2 bedrooms, a full bathroom, and a large kitchen on the main floor, while the upper level has 2 more bedrooms, a kitchenette, and another full bathroom. The lower level offers additional space with a 3rd kitchenette, a flex room, and another bathroom, plus potential for another bedroom with an egress window update. Outside, you'll find a single-car garage, a storage shed, and a fenced backyard with space for even more off-street parking. Whether you're looking for a redevelopment project or a unique fixer-upper, this property has endless potential. Don't miss out—schedule your viewing today!.