

**10128 112 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2189833**



**\$230,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garba
<b>Features:</b>	Wood Windows		

**Inclusions:** N/A

Excellent Flipping property or come in and re-due this home for you and your family to enjoy, 2 bedrooms, 1 bath upstairs, large living rooms up and down, 2 bedrooms downstairs, 1 bathroom, Non conforming basement kitchen. This home needs TLC to bring it up to great living standards to enjoy. For the hobby person you also get a massive 24 x 24 wired and insulated, boarded detached double garage with a large electric overhead door. It also comes with a 240 square foot work shop, and a shed. Call today before it slips through your fingers.