

10520 101 Avenue  
Grande Prairie, Alberta

MLS # A2221625



\$229,900

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | College Park                     |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Bungalow                         |        |                   |
| Size:     | 780 sq.ft.                       | Age:   | 1947 (78 yrs old) |
| Beds:     | 3                                | Baths: | 1                 |
| Garage:   | Driveway, Single Garage Detached |        |                   |
| Lot Size: | 0.14 Acre                        |        |                   |
| Lot Feat: | Landscaped                       |        |                   |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Water:     | -  |
| Floors:     | Laminate                | Sewer:     | -  |
| Roof:       | Asphalt Shingle         | Condo Fee: | -  |
| Basement:   | Partial, Unfinished     | LLD:       | -  |
| Exterior:   | Vinyl Siding            | Zoning:    | RR |
| Foundation: | Block, Poured Concrete  | Utilities: | -  |
| Features:   | See Remarks             |            |    |

Inclusions:
N/A

Affordable, updated, and just steps from the college! This charming bungalow in College Park is the perfect opportunity for first-time buyers, students, or investors. Set on a mature lot with beautiful trees and fresh siding that adds to the great curb appeal, this home has seen major renovations just four years ago, including the roof, siding, flooring, and kitchen. Step inside to a handy boot room that leads into a bright living area. The kitchen features modern grey soft-close cabinetry and a functional layout. With three bedrooms and one full bath, the home is efficient and low-maintenance. Located just a field away from the college, this home delivers unbeatable convenience and excellent value at only \$245K.