

10404 101 Street
Grande Prairie, Alberta

MLS # A2260949



\$299,900

Division:	Avondale South		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,052 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot		

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

Inclusions:	n/a
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This 4-level split home offers a great opportunity for first-time buyers, investors, or anyone looking for an affordable property in a central Grande Prairie location. Conveniently situated within walking distance to the Farmers' Market and downtown, you'll have quick access to shopping, restaurants, schools, parks, and more. The home features 3 bedrooms, 1 full bathroom, and 2 half bathrooms, with a layout that provides flexibility across multiple levels. The fenced yard adds outdoor space for kids, pets, or gatherings. This home has strong potential as a rental property or starter home in a desirable area. A great chance to get into the market with a property close to it all.