



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

10524 103 Avenue
Grande Prairie, Alberta

MLS # A1031719



\$299,500

Division:	College Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1976 (46 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	No Smoking Home		

Inclusions: -

We have the perfect starter home or investment property for you with LARGE DETACHED GARAGE! This 1158sqft home has had extensive renovations ! Includes 6 bedrooms, 2 bath, and 2 KITCHENS (one upstairs and one downstairs). Renos include completely new kitchen and bathroom upstairs, new laminate flooring, freshly paint both up and downs, and new light fixtures, etc. Ready to move in, or rent out, only a couple doors down from the college. Detached garage 28x40, with heat, air, work bench and lots of light. One 10x8 single overhead door, one 8x16 overhead door. All this on a very large lot and a half! Realtor is a related to the seller