



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725

jackadmin@gpremax.com

**10520 101 Avenue
Grande Prairie, Alberta**

MLS # A2259455



\$224,900

Division: College Park

Type: Residential/House

Style: Bungalow

Size: 780 sq.ft. **Age:** 1947 (79 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

LLD: -

Exterior: Vinyl Siding

Zoning: RR

Foundation: Block, Perimeter Wall, Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: refrigerator, stove, washer/dryer, window coverings

Affordable, updated, and just steps from the college! This charming bungalow with detached garage 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 five years ago, including the roof, siding, flooring, bathroom, and kitchen. Other upgrades include a new furnace in 2012 and hot water tank in 2023. Step inside to a handy boot room that leads into a bright living area. The kitchen features modern grey soft-close cabinetry, under cabinet lighting, 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.