ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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10024 103 Avenue
Grande Prairie, Alberta

MLS # A2346721

$299,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	730 sq.ft.	**Age:**	1951 (75 yrs old)
Beds:	5	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Laminate, Tile, Vinyl	**Sewer:**	Public Sewer
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Separate Entrance, Sump Pump(s)		

Inclusions: Shed

Recently renovated 5-bedroom, 2-bath bungalow situated on a spacious 8,052 sq ft (0.18 acre) RT-zoned lot with approximately 66 ft of frontage, offering tons of future potential in a great central downtown location! Numerous updates include a new roof, new flooring, fresh interior and exterior paint, some new windows, refreshed kitchen cabinetry with new hardware, and new stainless steel fridge and newer stove. The updates give the home a fresh feel while maintaining its charming retro character and unique personality. The main floor offers 2 bedrooms, while the basement features 3 bedrooms, including 2 extra-large rooms, a full bathroom and separate entrance. One basement bedroom was previously a kitchen and could easily be converted back, creating excellent potential for a secondary suite. Outside, the huge backyard features a firepit, storage shed and back alley access, with plenty of room to add a large garage or shop. The RT zoning and generous lot size offer exciting future redevelopment potential. For developers looking for an even larger opportunity, the neighbouring property will also be available for purchase, creating the potential to assemble approximately 100 ft of frontage for future development, subject to municipal approval. Immediate possession available!

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