

10518 102 Avenue  
Grande Prairie, Alberta

MLS # A2298235



## \$254,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RG
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Beautifully Remodeled Bungalow in College Park! Welcome to this charming and cozy bungalow, perfectly suited for first-time buyers, students, or savvy investors looking to expand their portfolio. This home seamlessly blends timeless character with stylish modern updates. Step inside to discover a completely refreshed interior featuring new vinyl plank flooring, fresh paint, updated trim, and modern lighting throughout. The kitchen has been thoughtfully redesigned with brand-new appliances, butcher block countertops, updated cabinetry, and a clean, functional layout. The bathroom is equally impressive, showcasing a brand-new walk-in shower, vanity, and toilet. Additional upgrades include new drywall, doors, new front & back porch, newer roof & new front exterior with finishes that give the entire home a fresh, move-in-ready feel. Situated on a large lot, the property also offers a detached single garage and plenty of outdoor space. Enjoy the convenience of being within walking distance to GPRC, restaurants, shopping, and the brand-new Hospital. This is an incredible opportunity to own a beautifully updated home in a prime location.