

10016 C 103 Avenue  
Grande Prairie, Alberta

MLS # A1030312



**\$169,900**

<b>Division:</b>	Avondale South		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level, Up/Down		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	2004 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	City Lot		

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** See Remarks

**Foundation:** Concrete

**Features:** Open Floorplan, Pantry, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 120

**LLD:** -

**Zoning:** RT

**Utilities:** -

**Inclusions:** -

Great starter home or rental property conveniently located in the heart of the City! Amazing 4-Plex unit with concrete "party wall" for muted sound and maintenance free living with a minimal monthly HOA fee of \$120 that covers maintenance, insurance and garbage removal. This unit features dbl front concrete parking pad with charming garden boxes and side storage shed. Bi-level entry features open concept main floor with spacious kitchen, white cabinets, center island, large pantry, spacious dining, half bath and great sized living room. 2 nice sized bedrooms downstairs with full bath and laundry/storage area makes this home a completely separate unit. Be within walking distance to the Farmer's Market, great restaurants, downtown shopping and just a 20 min walk to GPRC! Move-in ready, call today!