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10518 103 Avenue  
Grande Prairie, Alberta

MLS # A2218626



**\$259,900**

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

MOVE IN READY HOME WITH A DOUBLE HEATED GARAGE FOR UNDER \$260,000!!! Welcome to this charming 3-bedroom, 1-bathroom home in College Park, just steps from Northwestern Polytechnic. Featuring a new roof, fresh flooring, and a double car heated garage with back alley access, this move-in-ready property offers comfort, functionality, and incredible value. Located within walking distance to restaurants, schools, parks, grocery stores, shopping, Muskoseepi Park, and all major amenities, this home is perfect for students, small families, or first-time buyers looking for convenience and community. Don't miss your chance to own a beautifully updated home in one of Grande Prairie's most accessible neighborhoods—book your private showing today!