

10401 110 Avenue
Grande Prairie, Alberta

MLS # A2301165



\$314,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Attached Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE , STOVE , DISHWASHER, WASHER DRYER WINDOW COVERINGS

Charming bungalow in the heart of Avondale! This bright, move-in-ready home offers exceptional value with 2 bedrooms and 2 bathrooms, heated garage plus carport, and a welcoming living room featuring a large picture window and hardwood floors. Enjoy a spacious kitchen with warm wood cabinetry and tile flooring, and convenient main-floor laundry. The large primary bedroom boasts a 3-piece ensuite bath with a very spacious walk-in tiled shower. There is another 3-piece bath with walk-in shower as well! Recent upgrades (past 6 years) include a high-efficiency furnace, new windows and flooring, refreshed kitchen cabinets and tile backsplash, updated bathrooms, and newer washer & dryer. Outside, the fully fenced, landscaped backyard features a nice deck and fire pit area that backs onto an alley for added privacy. Prime location directly across from Avondale School and the new Composite High School. With quick access to Northwestern Polytechnic, the new hospital, Muskoseepi Park, walking trails, restaurants, shopping, and more! Perfect for first-time buyers, downsizers, or anyone seeking an affordable, move-in-ready home. Contact your agent to schedule a viewing.