

**10405 109 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2262632**



**\$350,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Front, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Connected
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

A genuine departure from the usual offerings is this meticulously maintained, custom-built home that has been cherished by a single family since its inception, offering a level of care and "clean-as-a-whistle" quality that is rare to find. If you crave architectural character and want to escape the monotony of cookie-cutter subdivisions, this unique 1,100-square-foot, four-level split is the sanctuary you've been searching for. From the moment you step inside, the main floor impresses with a massive living room characterized by striking exposed beams and soaring vaulted ceilings. The heart of the home flows seamlessly into a bright, airy kitchen and dining area, perfect for morning coffee and family gatherings. The upper level provides a private retreat with three bedrooms and full bathroom, nestled quietly away from the hustle and bustle of the kitchen. The thoughtful layout continues on the third level, which features two additional bedrooms, a convenient three-piece bathroom, and laundry room. This level also offers a functional walk-up access directly to the backyard, creating a seamless connection between the charming interior and the expansive outdoors. Descend to the fourth level to find the ultimate "cozy corner": a sprawling family recreation room anchored by a floor-to-ceiling brick surround and display niches that frame a timeless, wood-burning stove. This floor is completed by a generous sized workshop and storage room, outfitted with ample shelving and cabinetry to delight any hobbyist, crafter, or tinkerer. Practicality is woven into every corner of this property. Exterior awnings protect the home from the elements, providing natural cooling during summer months and shielding the interior from UV rays. Recent high-value upgrades include new shingles on the home, a durable 10-year-old roof on the garage installed by Standard Roofing, a

high-efficiency furnace, and updated windows in the kitchen and living room. Unlike many homes of this era, the staircases are designed with a comfortable, shallow rise for easy accessibility. The outdoor space is just as impressive as the interior. Situated in the mature and treasured neighbourhood of 'Avondale', the property boasts a substantial, fenced backyard featuring two sheds and a detached double garage. A long driveway provides off-street parking for up to four vehicles. Located just steps away from schools, parks, playgrounds, and scenic walking trails, this marvelous family home is ready for its next chapter. Contact a REALTOR® today to experience this one-of-a-kind property in person!