

**10401 110 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2301165**



**\$314,900**

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

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