

**10419 109 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2305624**



**\$349,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Hardwood, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** All light fixtures, all window coverings, deep freeze

Ideally located close to multiple schools, public transit, and an extensive network of paved and unpaved walking trails, this home offers both convenience and lifestyle right at your doorstep. Step inside to a bright and inviting main floor, where the kitchen flows seamlessly into the open living room, highlighted by large, beautiful windows that fill the space with natural light. It's a welcoming area that's perfect for everyday living and entertaining. Upstairs, you'll find two bedrooms along with a full bathroom, plus direct access to the backyard, making it easy to enjoy the outdoor space. The yard itself is a great size, complete with mature trees that add privacy and charm. The basement is partially finished and adds even more versatility, featuring a bathroom and a spacious area that could easily serve as a large bedroom, rec room, or play space depending on your needs. To top it off, the carport & single garage provide convenient covered parking, keeping your vehicle protected from the elements year-round. A beautiful home in a family-friendly location, this place is ready for you to make it your own.