

**10233 114A Avenue**  
**Grande Prairie, Alberta**

**MLS # A2312186**



**\$499,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Located on a quiet cul-de-sac and backing directly onto a park with no rear neighbours, this immaculately maintained home with attached heated double garage showcases the kind of care and pride of ownership that is immediately noticeable the moment you arrive. Inside, the home features an open-concept layout with high ceilings, beautiful hardwood floors, and an abundance of natural light that fills the space and creates a warm, bright atmosphere throughout. Just off the garage entry is a functional mudroom area, adding everyday convenience and extra storage space. The upper level includes a spacious primary suite overlooking the beautifully landscaped backyard, greenspace, and park beyond. Complete with a full ensuite and walk-in closet. Two additional bedrooms and another full bathroom complete the upper level. The fully developed basement offers a large family room centered around a beautiful three-sided fireplace, along with 2 additional rooms, a full bathroom, and an abundance of storage space throughout. The laundry room is exceptionally spacious and includes a large closet-style pantry area for additional storage and organization. Off the kitchen and dining area, step out onto the beautiful deck featuring glass railing panels designed to preserve the stunning views of the backyard, greenspace, and park. The deck walks down to a lower patio area surrounded by mature trees, vibrant flowers, and established perennials, creating a peaceful and private outdoor setting perfect for relaxing or entertaining. A truly well cared for property with a setting that is hard to come by.