

**11316 102B Street**  
**Grande Prairie, Alberta**

**MLS # A2313015**



**\$377,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Greenbelt, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Garden Hose Reels, Shed, Pantry in Kitchen

Take a breath and imagine a place where real life meets the getaway life, where every day feels just a little more peaceful. This beautifully updated 1963 mid century modern bungalow blends creature comforts with timeless character, offering the perfect mix of mid century charm and today's updates. Sitting on an impressive 0.19 acre lot, this property gives you room to relax, play, garden, entertain, or simply enjoy the mature trees and peaceful surroundings. Inside you'll find an updated and upgraded, 4 bedrooms, 2 bathrooms, a cozy wood burning fireplace, and welcoming spaces that instantly feel like home. The single car garage adds everyday convenience, while the fenced yard creates the perfect backdrop for quiet mornings, family gatherings, or evenings under the stars. Just steps away from one of Grande Prairie's beautiful parks and green spaces, this home delivers that holiday feeling without ever leaving town. Easy access to Schools, shopping, walking trails, pickleball courts and all the good that Muskoseepi Park can offer. Add in fantastic neighbours and a setting that feels calm, established, and connected to nature, and you have a home that truly stands apart. Whether you're curled up by the fire in winter, enjoying the yard all summer long, or sipping lemonade on the front porch, this is the kind of place where memories are made. Come experience it for yourself. Book your showing today!