

10249 111 Avenue
Grande Prairie, Alberta

MLS # A2352072

\$369,000

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

Welcome to your next chapter in the mature and highly sought-after neighborhood of Avondale! Bursting with endless potential and extensive modern upgrades, this charming bungalow is packed with character and ready for you to move right in. The main floor greets you with a bright, open-concept layout bathed in natural light from oversized windows, centered around a breathtaking floor-to-ceiling ledge stone gas fireplace that immediately commands attention. In the refreshed kitchen, striking dark cabinetry and matching stone accents blend style and functionality, while corner sinks offer a picturesque view into your own outdoor sanctuary. With three main-floor bedrooms and two additional generously sized bedrooms downstairs, there is no shortage of space for a growing family, guests, or a dedicated home office. Downstairs, the lower level transforms into the ultimate retreat, boasting a massive family room warmed by a classic wood-burning stove, a second full bathroom featuring a custom tiled walk-in shower, and a high-efficiency furnace to keep your utility bills low all winter long. Every corner of this home shines thanks to widespread updates, including refreshed kitchens and bathrooms, newer windows, stylish flooring, crisp paint, modern trim, updated lighting, and smooth ceilings. Step outside into your private, fully fenced backyard—the perfect haven for summer barbecues and family playtime—complete with back-alley access to an impressive, heated 24' x 24' detached garage equipped with 220V power for all your projects. Topped off with a paved driveway and an unbeatable location steps from top-rated schools, parks, playgrounds, and fast access to the north end, this Avondale gem delivers the vibrant lifestyle you've been waiting for! Contact a REALTOR® today for more info or to view!