



10309 108 Avenue  
Grande Prairie, Alberta

MLS # A2198293



**\$395,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Avondale  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 831 sq.ft.  | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.18 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | RT |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting |                   |    |

**Inclusions:** N/A

Experience the perfect blend of chic design and cozy family comfort in this magazine-worthy home. Tastefully renovated and meticulously transformed inside and out, each detail has been carefully considered. All the work was completed by a local, experienced, licensed, and insured professional, ensuring that all renovations are permitted and city-approved, passing every Grande Prairie city inspection. Great new features include Upgraded Plumbing, a New Hot Water Tank, a New Furnace, ALL-New Wiring and New Electrical Panel. The home is also equipped with a Radon Mitigation System for added peace of mind. Every aspect of this home has been updated and enhanced, including the Framing, Insulation, Roof, Windows, Siding, Eavestroughs, Soffits, Fascia, Doors, Lighting, Flooring, Trim, and Appliances (4 yrs). The heart of this home is the stunning kitchen, complete with elegant Quartz Countertops, Stainless Steel appliances, and classy Cabinetry. You'll love the open concept this stylish home offers. A large front window provides plenty of natural light and a lovely view of the nearby playground. This home features 3 bedrooms, an office that could easily be a 4th bedroom and 2 full bathrooms, making it perfect for families. The basement has a bedroom, an office, storage, a 2nd full bathroom, a family room, and a designated laundry area. The fully fenced backyard is made up of two full lots which can be accessed from the back alleyway. The garage was constructed 3 yrs ago by trusted contractor. Parking is not a problem! The concrete driveway was just poured front to back only 2 yrs ago and will comfortably accommodate 6 vehicles plus an RV. All of this is located in a prime area just across from an elementary school, two parks and the Muskosipi walking trails. The Grande Prairie Composite High school, new hospital and Northwestern Poly-Technic are

all just around the corner. Shopping and transit are also easily accessible. Contact your real estate agent today to schedule a viewing in person.