

**10105 109 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2164047**



**\$359,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

PERFECT STARTER or revenue home in Avondale, 3 beds 2 baths on a spacious lot! They did an incredible job renovating this home, top to bottom, and what a glow-up! Everything just about BRAND NEW including the extra-nice kitchen with quartz counters and beautiful tilework. Tons of space and light with the open floor layout! Full master bedroom with walk-in closet and bathroom with soaker tub, open corner shower and more amazing tilework. Interior has been expanded by more than 700 sq feet, with an additional new bathroom and the garage extension! House is looking brand new clad in new siding, looks awesome from the curb. All on an extra spacious lot with mature trees, TONS of room for your backyard setup or a shop. What a find, and it's in an amazing neighborhood close to shopping and schools! Definitely don't miss this one, book your tour TODAY