

**10210 107 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2164819**



**\$329,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Private, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RT

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** n/a

Immediate Possession available on this SUPRISINGLY MASSIVE ONE OF A KIND custom build 2-storey in Avondale! Mature trees, walking trails and central location close to everything including schools, parks, shopping - you name it! You will be blown away by the immaculate condition, quality and size once you enter the front door. Large living room with lots of natural light coming in through the big front window. Big dining area perfect for entertaining adjoins the kitchen with loads of dark wood cabinets. Big bedroom that exits out to the backyard deck, 3 piece bathroom and laundry room complete the main. Upstairs you have 2 large bedrooms, 1 smaller bedroom/office space and full 3-piece bath. Basement gives you a large second living space with gorgeous bar and electric fireplace. 3-piece bath and storage complete the interior. Fully fenced PRIVATE backyard with beautiful landscaping, patio will have you loving your time outside. BOOK YOUR SHOWING TODAY!