



**GRASSROOTS**  
REALTY GROUP

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10511 109 Avenue  
Grande Prairie, Alberta

MLS # A2272896



**\$549,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Multiple Driveways		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Many Trees, Pie S		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Wood Counters		
<b>Inclusions:</b>	S S Fridge, S S Stove, S S Dishwasher, Washer, Dryer, White Fridge, White Stove, Window Coverings		

Welcome to this stunning, beautifully renovated property - legally suited and upgraded from the ground floor all the way up to the trusses. This home blends modern style with thoughtful functionality, offering an ideal opportunity for homeowners and investors alike. Step into the main level and enjoy an open, inviting layout featuring a large island, butcher block countertops, and stainless steel appliances that make the kitchen the heart of the home. The ceiling is a showpiece of its own, finished with white beams and beadboard for added charm and architectural detail. Upstairs offers 3 bedrooms and 1 beautifully updated bathroom, perfect for family living.. The lower legal suite provides complete independence with its own separate entrance, 2 generous bedrooms, and a full bathroom - a fantastic mortgage helper or private space for extended family. Outside the long front driveway provides ample parking, while the detached garage is conveniently accessed from the back alley, where you'll also find additional parking space with room for an RV and/or boat. Situated beside schools and only minutes from the college and Muskoseepi Park, this home offers exceptional convenience in a peaceful cul-de-sac location. Whether you're looking for a move-in ready home or a revenue-generating investment, this property checks every box.