



**GRASSROOTS**  
REALTY GROUP

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**10132 109 Avenue  
Grande Prairie, Alberta**

**MLS # A2276627**



**\$225,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Avondale   |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 943 sq.ft.                                       | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Driveway, Front Drive, Off Street                |               |                   |
| <b>Lot Size:</b> | 0.15 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped, Lawn |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Crawl Space   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete, See Remarks  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Tankless Hot Water, Wood Counters |                   |    |

**Inclusions:** n/a

Welcome to this charming and beautifully updated 943 sq ft bungalow located in the mature Avondale neighbourhood of Grande Prairie. Built in 1954, this home offers all the character you'd expect while benefiting from extensive modern updates that make it truly move-in ready. Step inside to a spacious and welcoming family room that flows seamlessly into a bright, updated white kitchen. The kitchen features newer appliances, all replaced within the last 1&ndash;3 years, crisp cabinetry, a butcher block island with seating, and a comfortable in-kitchen dining area perfect for everyday living. The primary bedroom is generously sized and offers convenient access to the backyard, creating a peaceful retreat with a great connection to the outdoor space. The bathroom has been fully renovated and features an oversized tiled shower with glass doors, a new vanity and toilet, and updated plumbing throughout. The major mechanical and structural updates have already been taken care of. The furnace is only two years old, the shingles were replaced two years ago, the home has been reinsulated, most of the electrical has been updated, and all windows have been replaced except the bathroom. A tankless hot water system adds efficiency and peace of mind. This home also offers a second good-sized bedroom, creating a comfortable two-bedroom, one-bath layout. Main floor laundry adds everyday convenience, with the washer and dryer replaced recently as well. Outside, the property sits on a large, fully fenced lot with mature trees and shrubs, a storage shed, and a private front yard that feels nicely tucked away. Located close to shopping, schools, parks, and public transportation, this is an affordable opportunity in an established neighbourhood where the big-ticket maintenance is already done. As they say, she&rsquo;s good for another 100,000 miles.

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