



10402 110 Avenue
Grande Prairie, Alberta

MLS # A2286896



\$279,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,276 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Corner Lot, Few Trees, Gazebo, Landscaped, Private		

Heating:	High Efficiency	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Gazebo, Lawn Mower, Snow blower, Outdoor patio furniture

Fantastic family home in a prime location — walking distance to 2 elementary schools and 2 high schools, plus close to parks, trails, sports fields, shopping, and restaurants. Numerous updates include newer windows and window coverings, newer shingles, mostly new flooring, garburator, new furnace circuit board, updated faucets, and hot water tank (2021). Large windows provide plenty of natural light throughout. The kitchen offers ample cabinetry, drawers, a pantry, and a spacious dining area. Three good-sized bedrooms and a full 4-piece bath complete the main level. The laundry room includes cabinets and a sink for added convenience. Enjoy the attached garage and fully fenced corner lot with alley access, large deck, and shed. Book your showing today!