



**GRASSROOTS**  
REALTY GROUP

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**10133 115 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2146462**



**\$389,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,823 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

FANTASTIC 2 STORY IN AVONDALE CLOSE TO THE NEW STATE OF THE ART COMPOSITE HIGH SCHOOL !! 1823 sqft family home. Very inviting with warm color tones, accented by the cherry hardwood flooring throughout. Tile in main floor laundry room and bathrooms. Main Entry open to large sitting room with lots of natural light. Fantastic kitchen with marble countertops, backsplash, stainless steel appliances and corner pantry. Enjoy the matured yard with storage shed. Upper level features very large second family room, featuring a natural gas fireplace perfect for the family game nights. The living room is a multi-purpose space. Beautiful large master bedroom with walk in closet, window seat and ensuite with a tile waterfall shower. Basement is partially developed with 1 bedroom and storage closet. Enough drywall to complete the basement if desired. Large Heated and insulated double car garage with shelving units and overhead storage. Backyard has back alley parking, and a Large gate to access the backyard for RV Parking. Prime location for bus routes, shopping and walking distance to both elementary and high school. Get ready to call this house HOME! Call your favourite Realtor to have a private viewing today.