



**10278 110 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2195958**



**\$310,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected
<b>Features:</b>	Built-in Features, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** none

Nestled in the highly sought-after neighborhood of Avondale, this charming property is conveniently located across from schools, Muskoseepi Park, scenic walking trails, the hospital, and shopping amenities. The home has been meticulously renovated over the past years to combine modern comfort with classic appeal. To list a few updates- Shingles 2019 - Kitchen 2020 - HWT 2019 - Furnance 2013 - Newer Vinyl Windows - New sewer line from house to city 2022 - New Concrete Driveway Front to Back of Property. The property features a beautifully updated kitchen, a fully redone main floor, a new driveway and front sidewalk, and all-new copper wiring throughout. The entire home is fitted with brand-new windows, allowing natural light to fill every room. Inside, you'll find 3 spacious bedrooms, 2 bathrooms, and a large living and dining area perfect for family gatherings. The generous backyard offers easy access via an alleyway or the front street, with plenty of space for outdoor activities. The home is situated on a snow-clearing route near a school, adding to its convenience year-round. The basement is mostly finished, featuring a large living room, a bedroom, a bathroom, and a laundry area. There's also a flexible room, ideal as a home office or potential 5th bedroom. This property offers great potential for you to add your personal touches, plus ample space to build a detached garage. Book your showing today!