



**10245 112 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2198437**



**\$262,500**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Willing to sell the play center in backyard

Welcome to this adorable Avondale home, where all the big upgrades are already taken care of, so you can just move in and enjoy! This charming 3-bedroom, 1-bathroom house is perfect for anyone looking for an affordable option. The furnace, hot water tank, and electrical panel (upgraded to 100 amps) are all newer( 2019), so you won't have to worry about those for years to come. Stay cool in the summer with central air conditioning installed in 2022, and enjoy the peace of mind knowing the windows and doors were all replaced in 2021, everything is fresh and energy efficient. The large, bright windows throughout let in tons of natural light, making the home feel open and airy. One of the best features is the sunroom! perfect for sipping your morning coffee or just relaxing after a long day with the south-facing backyard letting in tons of natural light. The yard is a great spot for gardening, playing and hosting summer BBQs on the updated covered porch! For those winter months, the carport is a gamechanger !!! Keep the snow off your vehicles and enjoy the convenience of covered parking year round. The unfinished basement is a blank canvas for whatever you want to do with it, whether it's extra living space, a home gym, or your dream entertainment area. There's plenty of potential to make it your own. With all the major upgrades done and a fantastic location in Avondale, this home is ready for you to move in and make it your own. AT THIS PRICE, THIS HOME WILL NOT LAST!! Get in for a showing with your favorite Realtor today before its gone!