

10214 111 Avenue  
Grande Prairie, Alberta

MLS # A2336154



## \$349,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Avondale               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 3 Level Split          |               |                   |
| <b>Size:</b>     | 869 sq.ft.             | <b>Age:</b>   | 1959 (67 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard, See Remarks |               |                   |

|                    |                     |                   |    |
|--------------------|---------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding        | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home     |                   |    |

**Inclusions:** None

Welcome to this beautiful 3-level split located in Avondale! This well-maintained home features 4 bedrooms and 2 bathrooms, with a bright and welcoming living area filled with natural light. The kitchen offers white cabinetry, plenty of workspace and a comfortable layout for everyday living. Shingles were replaced in 2023, adding another great update to the home. Step outside to a spacious backyard surrounded by mature trees, offering plenty of room to relax, play, or entertain. A double detached heated garage, back alley access, RV parking, and additional storage provide lots of extra space and convenience. Located within walking distance to Muskoseepi Park, an elementary school and close to everyday amenities, this is a wonderful place to call home! Book the showing today!