

**10229 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2163370**



**\$304,900**

<b>Division:</b>	Avondale South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	1955 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, all window coverings, two garage door openers and remotes, shed and emergency generator.

First time offered for sale. Discover the charm of this well-cared-for older home, ideally located across the street from Avondale School. This inviting property features a total of 4 bedrooms and 2 full bathrooms, offering plenty of space for a growing family. Recent updates include fresh paint and new carpet on the main floor, creating a bright and welcoming atmosphere. The partially finished basement adds valuable living space with an additional bedroom, bathroom, and a versatile recreation room complete with a cozy gas fireplace—perfect for relaxing or entertaining. Notable improvements also include newer siding, shingles, and several updated windows. Enjoy the huge yard, the convenience of two single garages, one of which is oversized, newer and heated, which is ideal for year-round comfort and extra storage, and lastly a backup generator for if the power goes out. The newer paved driveway enhances the property’s curb appeal and functionality. This home blends classic charm with modern updates, making it a wonderful choice for your next move. Don’t miss out on this opportunity to make it your own!