



GRASSROOTS
REALTY GROUP

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10213 114A Avenue
Grande Prairie, Alberta

MLS # A2270643



\$464,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,393 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)		

Inclusions: Blinds + window coverings, garage heater, greenhouse, raised garden beds, TV mount x2, laundry sink, RPR dated July 1996 + title insurance.

Welcome to this truly magnificent, fully renovated bilevel in desirable Avondale North, perfectly situated in a quiet cul-de-sac and backing onto a tranquil treed greenspace and Grande Prairie's favorite "Orange Park" playground and sledding hill. This impressive home offers a generous 1393 square feet on the main level, plus a fully developed basement, providing five bedrooms, an office, and three beautifully updated full bathrooms. This stucco exterior home features brand new shingles in 2025, and gorgeous vinyl plank flooring throughout. The kitchen is a dream with new countertops, a stylish tile backsplash, black silgranite sink and faucet and white cabinetry, complemented by stainless steel appliances. Enjoy luxurious features such as a gas fireplace, vaulted ceilings, and large, bright windows. The primary suite features two closets and a spacious ensuite with a new sink, toilet, and glass shower door. Outdoor living is redefined by the breathtaking new two-tiered composite deck partially covered with a glass roof and side wind screens and aluminum and glass railing, ideal for entertaining while overlooking the park, backyard, raised garden beds and greenhouse. Practical updates include a heated garage, widened concrete driveway, a huge rec room down, new lighting and finished laundry room. With a full commitment to modern decor, this is the fully-renovated sanctuary your family has been searching for, offering high-end living close to schools, the new hospital, Muskoseepi Park and all desired amenities. Book your viewing today and be in before Christmas!