



GRASSROOTS

REALTY GROUP

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**10124 110 Avenue
Grande Prairie, Alberta**

MLS # A2297555



\$409,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Driveway, RV Access/Parking, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, hot tub with stand, steps & lighting, hot tub chemicals, shed, fire pit, A/C unit cover, Google Nest doorbell camera, Google Nest garage floodlight camera, garage shelving, storage room shelving, hose reel & hose, miscellaneous yard maintenance equipment in shed, flower trough

Completely renovated and truly move-in ready! This immaculate 1,132 sq. ft. bungalow in Avondale offers 5 bedrooms, 2 full bathrooms, a fully developed basement, central air conditioning, and an impressive list of upgrades throughout. Extensive renovations completed within the last 5 years include flooring, paint, trim, windows, siding, shingles, doors, soffits, fascia, kitchen, bathrooms, and more. The bright modern kitchen features updated cabinetry, countertops, subway tile backsplash, stainless steel appliances, and a spacious dining area ideal for everyday living and entertaining. The sun-filled living room creates a warm and welcoming atmosphere, while the main floor offers three comfortable bedrooms and an updated 3-piece bathroom with a walk-in tiled shower. The pantry includes washer and dryer hookups, providing the option for convenient main-floor laundry. The fully developed basement adds exceptional living space with a large family room, two bedrooms, a 4-piece bathroom, and a functional laundry room complete with cabinetry and folding counter space. Plumbing has already been roughed in for a future kitchenette, offering excellent suite potential or flexibility for multi-generational living. Outside, enjoy a low-maintenance fully fenced backyard designed for relaxation rather than yard work. The yard features a gravel finish, fire pit area, storage shed, and included hot tub—perfect for entertaining or unwinding after a long day. The detached garage is spray foam insulated and offers excellent versatility as a workshop, hobby space, home gym, recreation area, or future golf simulator. Garage shelving and the existing golf platform will remain with the property. Additional features include central air conditioning, a Google Home smart doorbell camera, motion-activated exterior lighting, and a rear driving easement providing convenient access and added

functionality. Located in the family-friendly Avondale neighborhood close to schools, parks, playgrounds, walking trails, shopping, and amenities, this exceptionally clean and meticulously maintained home offers a rare turnkey opportunity with major updates already completed. If you've been searching for a beautifully updated property with 5 bedrooms, suite potential, an insulated garage, hot tub, and modern upgrades throughout, this one deserves a closer look.