



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10415 111 Avenue
Grande Prairie, Alberta

MLS # A2324626



\$299,999

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Private		

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

Inclusions: N/A

New listing in the highly sought after neighbourhood of Avondale! From the moment you arrive, you'll appreciate the exceptional curb appeal and inviting exterior that set the tone for what's inside. The fully renovated main floor has been thoughtfully updated and showcases beautiful finishes while maintaining a welcoming feel. Offering three bedrooms and a beautifully updated full bathroom, this home is truly move-in ready. Pride of ownership is evident throughout, with meticulous care and maintenance over the years. Step outside to enjoy the large, private backyard complete with a spacious deck. Are you ready for summer BBQs, entertaining family and friends or simply enjoying the sun and peace in your own outdoor space? This is the perfect spot for you! This property would also accommodate future development of a garage in the backyard. The partially finished basement offers excellent potential for future development, with the laundry area already in place and an additional bedroom framed and ready for your finishing touches. Ideally located close to schools, shopping, parks, and walking trails, this home combines comfort, convenience, and opportunity in one of Grande Prairie's most desirable family neighbourhoods. Whether you're a first-time buyer, growing family, or looking for a home with room to expand, this Avondale gem is one you want to check out.