

# **\$395,000 - 10309 108 Avenue, Grande Prairie**

MLS® #A2198293

## **\$395,000**

3 Bedroom, 2.00 Bathroom, 831 sqft  
Residential on 0.18 Acres

Avondale., Grande Prairie, Alberta

Experience the perfect blend of chic design and cozy family comfort in this magazine-worthy home. Tastefully renovated and meticulously transformed inside and out, each detail has been carefully considered. All the work was completed by a local, experienced, licensed, and insured professional, ensuring that all renovations are permitted and city-approved, passing every Grande Prairie city inspection. Great new features include Upgraded Pumping, a New Hot Water Tank, a New Furnace, ALL-New Wiring and New Electrical Panel. The home is also equipped with a Radon Mitigation System for added peace of mind. Every aspect of this home has been updated and enhanced, including the Framing, Insulation, Roof, Windows, Siding, Eavestroughs, Soffits, Fascia, Doors, Lighting, Flooring, Trim, and Appliances (4 yrs). The heart of this home is the stunning kitchen, complete with elegant Quartz Countertops, Stainless Steel appliances, and classy Cabinetry. You'll love the open concept this stylish home offers. A large front window provides plenty of natural light and a lovely view of the nearby playground. This home features 3 bedrooms, an office that could easily be a 4th bedroom and 2 full bathrooms, making it perfect for families. The basement has a bedroom, an office, storage, a 2nd full bathroom, a family room, and a designated laundry area. The fully fenced backyard is made up of two full lots which can be accessed from the back



alleyway. The 22'x20' garage was constructed 3 yrs ago by trusted contractor. Parking is not a problem! The concrete driveway was just poured front to back only 2 yrs ago and will comfortably accommodate 6 vehicles plus an RV. All of this is located in a prime area just across from an elementary school, two parks and the Muskosipi walking trails. The Grande Prairie Composite High school, new hospital and Northwestern Poly-Technic are all just around the corner. Shopping and transit are also easily accessible. Contact your real estate agent today to schedule a viewing in person.

Built in 1955

### Essential Information

MLS® #	A2198293
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.18
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10309 108 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1P6

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	38
Zoning	RT

## Listing Details

Listing Office	Real Broker
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