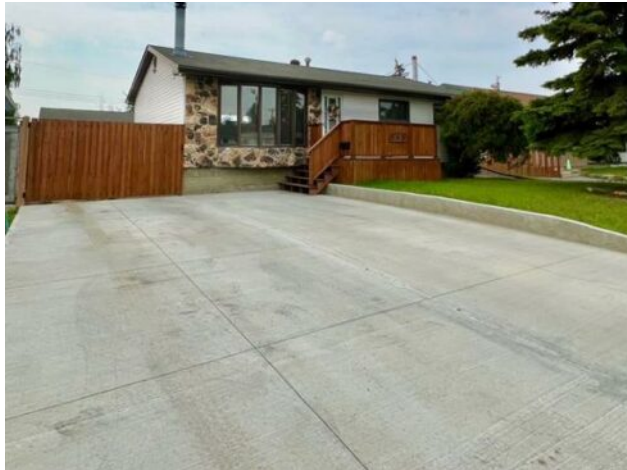


**10403 109 Avenue
Grande Prairie, Alberta****MLS # A2227693****\$364,900**

Division:	Avondale South		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: broiler

Step inside your storybook home… From the moment you arrive, the charm of this property will capture your heart. The stunning front porch, complete with a unique stained glass inlay, invites you to slow down, sip your morning coffee, and watch the neighbourhood come to life. Tucked away on a quiet street and surrounded by mature trees, this home offers a sense of peace and privacy that’s becoming harder to find. As you step through the front door, you’re greeted by a warm and welcoming main level filled with natural light. The spacious living room is centred around a classic wood-burning fireplace—perfect for cozy evenings with a good book or gathering with loved ones during our Alberta winters. The heart of the home, the kitchen, has been thoughtfully updated with modern touches. It features sleek cabinetry, ample counter space, and a high-end induction stove that only works with compatible cookware—meaning even if a burner is left on, it won’t heat up. A thoughtful safety feature for busy households! The dining area is perfectly placed to host family dinners or game nights, and the layout flows effortlessly throughout. With 4 bedrooms and 2 full bathrooms, there’s room for everyone to have their own space. Both bathrooms include deep soaker tubs, creating spa-like retreats where you can relax and recharge. The basement level offers a second wood-burning fireplace, a large recreation room, and extra bedrooms that are ideal for teens, guests, or a home office setup. There’s even space for a home gym or craft nook—whatever suits your lifestyle. Outside, the private backyard is fully fenced and includes an RV gate, giving you flexibility for storage or access. The double detached garage is a dream come true with heated floors and an approved variance for its oversized

build—already bought and paid for. Whether you need a workshop, extra storage, or a place to tinker, this garage delivers. A huge driveway adds to the convenience, with space for all your vehicles, toys, or guests. And let’s talk location—this home is just a short walk from several great schools and the beloved Muskoseepi Trails, where you can enjoy bike rides, dog walks, and those golden evening strolls. This isn’t just a house—it’s a place to create memories, grow roots, and feel proud to call home.