

**10411 110 Avenue
Grande Prairie, Alberta**

MLS # A2240796



\$249,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Many Trees		

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: RR

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, No Smoking Home, Separate Entrance

Inclusions: \$1000 credit to buyer to buy thier own washer and dryer.

Upgraded 3-bedroom, 2-bathroom bungalow on a beautifully treed lot just a few blocks from three schools and the Muskoseepi Park trails! This well-maintained home features a bright and inviting entryway with plenty of space for shoes and jackets. The spacious front living room is ideal for entertaining and conveniently located next to a full bathroom—perfect for guests. The cozy kitchen and dining area offer a great view of the private backyard and easy access to the laundry room and the large deck that spans the width of the home. All three bedrooms are generously sized and located near the second full bathroom with a tub/shower combo. With no carpet throughout, this home is easy to keep clean. The backyard is a true retreat—fully fenced, very private, and complete with two large storage sheds (8x12 and 10x10) and a wide rear gate off the carport for easy access with toys or equipment. The 26' carport provides sheltered parking, and the 36' driveway offers additional space—perfect for an RV. Upgrades over the years include: southside shingles (2012), northside shingles (2022), sump pit installation in crawl space, updated tile surrounds and flooring in both bathrooms, vinyl windows throughout, new shed (2024), spray foam insulation between joist ends, sewer line replacement from valve to city line, furnace blower motor (2024), added kitchen cabinetry, and a custom feature wall. This lovingly cared-for home has served its owners well, but with a growing family, it's time for more space!