

**10216 107 Avenue  
Grande Prairie, Alberta**

**MLS # A2173596**



**\$265,000**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,297 sq.ft.	<b>Age:</b>	1949 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Front Drive, Gravel Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub		

**Inclusions:** n/a

This great location calls for an updated, air conditioned, character home on a large mature lot. Trail system a block or so away. Avondale K-6 school and the new 'Comp' high school also close. Even the new regional hospital is just a five minute commute. Distinctive story-and-a-half design offers charm from the moment you step inside. Tiled spacious entry foyer leads to inviting living room showcasing hardwood that flows into the separate dining room. Through the living to a secondary dining or sitting area. Tiled floor through to the kitchen with plenty of counter and cabinet storage. Updated full bath will wow you. Laundry and large boot room at rear entry. Head upstairs to two large bedrooms plus a two piece bath. Open hall space could be a great reading, craft area. Downstairs finds a very large bedroom and open recreation area. Window location might allow for a handy fourth bedroom. A couple storage rooms and utility room with high efficiency furnace complete the basement. Roof updated in 2020. Enjoy the treed, fenced back yard from your rear deck and stow away yard items in the garden shed. Long driveway allows space for vehicles and the boat.