

**10230 112 Avenue  
Grande Prairie, Alberta**

**MLS # A2253989**



**\$349,900**

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage		

**Inclusions:** N/A

**RARE FIND IN AVONDALE &ndash; WHEELCHAIR ACCESSIBLE HOME ON A BEAUTIFULLY LANDSCAPED LOT!** Enjoy the feeling of acreage living right in the city with this unique property, ideally located within walking distance to Muskoseepi Trails, the new hospital, and shopping amenities. The expansive backyard is a private oasis, featuring mature trees, apple and raspberry bushes, a garden plot, perennial beds, a pond, fire pit area, and a detached 16x24 garage &mdash; perfect for outdoor enthusiasts or those seeking tranquility. The main floor offers a functional layout with 3 bedrooms, a 4-piece bathroom, a bright living room, a spacious dining area, and a well-appointed kitchen with abundant oak cabinetry. The fully developed basement includes two large bedrooms, a 3-piece bathroom, a second living area, and a dedicated storage room. Recent updates include: Shingles on house and garage (2016), Eavestroughs (2016), Hot water tank (2014), Washer & dryer (2025), Front deck (2010), Fridge (2023), Furnace (2009), Dining room window & front door with screen (2013). This property combines comfort, accessibility, and an unbeatable location. Call today to book your private showing!