

10138 115 Avenue
Grande Prairie, Alberta

MLS # A2303152



\$400,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Avondale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,146 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air

Floors: Carpet, Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Pantry, Wired for Sound

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

Inclusions: fridge (as is), dishwasher (as is), stove, washer, dryer, mini fridge, garage fridge, 2 sheds, swing set, treadmill, deep freeze

Welcome to this bungalow offering a functional layout and thoughtful upgrades throughout. Bright, south-facing living room creating a warm and inviting atmosphere. The eat-in kitchen is practical, featuring a dedicated coffee bar and a convenient pantry for added storage. The main floor also includes a full bathroom and three bedrooms, all finished with vinyl plank flooring. The spacious primary bedroom offers comfort and privacy, complete with its own 4-piece ensuite. The basement is partially developed to the drywall stage, providing excellent potential for customization. It includes two additional bedrooms, a family room, and a fully completed 4-piece bathroom. Stair lighting adds both safety and a modern touch. Step outside to enjoy the large fully fenced yard, complete with a pool pad, two storage sheds, and a beautifully redone deck (approx. 2020). A reinforced section of the deck is ready for an inflatable hot tub—perfect for relaxing evenings. The double attached heated garage features built-in cabinets, offering ample storage and workspace. Additional highlights include air conditioning, exterior and stair lighting that automatically turns on at dusk, and convenient timed outlets and switches on the back deck. This home combines comfort, functionality, and future potential—ready for you to make it your own. Book your viewing today!