Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

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10306 106 Avenue
Grande Prairie, Alberta

MLS # A2341372



$259,900

Division:	Avondale		
Type:	Residential/House		
Style:	Bungalow		
Size:	710 sq.ft.	**Age:**	1930 (96 yrs old)
Beds:	2	**Baths:**	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Stucco	**Zoning:**	RT
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Sump Pump(s)		

Inclusions: N/A

Charming curb appeal, a cozy renovated interior, and an unbeatable location make this home a must-see. The updated kitchen is the centrepiece of the home, opening into a modern and inviting living room space. You’ll also find a good-sized primary bedroom, plus a spacious den or second bedroom at the back of the home. The bright and roomy main bathroom/laundry combination adds great function, while updated electrical and plumbing provide peace of mind. Outside, the front and back yards are landscaped with trees lining the fenced perimeter, along with a paving stone driveway, RV parking, walkways, patio areas, and alley access to a single detached garage that is ready for electrical connection. Located near the end of the avenue, just steps from the Muskoseepi Trail system, park, Bear Creek Outdoor Pool, and facing a beautiful garden-like green space, you couldn’t ask for a cuter home in a better location.

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