Bobbie-Jo MCLEOD
LOVE WHERE YOU LIVE

780-505-2159
bobbie-jo@grassrootsrealtygroup.ca

10122 106 Avenue
Grande Prairie, Alberta

MLS # A2354362

$289,900

Division:	Avondale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,129 sq.ft.	**Age:**	1941 (85 yrs old)
Beds:	2	**Baths:**	1
Garage:	Alley Access, Driveway, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Laminate, Tile, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Metal	**Condo Fee:**	-
Basement:	Partial	**LLD:**	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	**Zoning:**	LDR
Foundation:	Perimeter Wall	**Utilities:**	-
Features:	Quartz Counters		

Inclusions: N/A

Step into the charm of the 1940s Home with all the comforts of today. This beautifully renovated character home has been thoughtfully updated from top to bottom while preserving the timeless details that make it so special. {Every part of the renovation has been completed with care, including new wiring, flooring, paint, and a new furnace (2021) A/C} Enter into the bright, smartly appointed mudroom with cabinets for storing all your essentials, and functional quartz countertop. Continue into the redesigned laundry room with new maple cabinets for storage, vintage shiplap walls and brand new gas dryer and washing machine. The beautiful kitchen is the heart of the home, showcasing custom cherry wood lower cabinetry, maple upper cabinets with soft-close dovetail drawers & doors, quartz countertops, new appliances, & additional built-in cabinetry in the dining room for both style & function. The home's original character shines through with thoughtful design touches, including the newly exposed brick chimney and reinforced wood beam in the dining room, creating warmth and authentic charm throughout. There is a 4 piece bathroom on the main floor with tile throughout. Upstairs offers two spacious bedrooms, fresh paint, generous storage, and a cozy retreat at the end of the day. Outside, you'll love the private backyard with convenient back alley access, room for RV storage, all nestled in one of Grande Prairie's most charming mature neighborhoods. Just a short walk to Muskoseepi Park, scenic walking trails, playgrounds, schools, and countless outdoor amenities, this location is hard to beat. If you've been searching for a home with character, quality craftsmanship, and modern updates already completed, this one is turn-key and ready to move in! Call your favorite agent today to book your private viewing!

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