

**11307 103 Street
Grande Prairie, Alberta**

MLS # A2205767



\$399,000

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|------------------|---|---------------|-------------------|
| Division: | Avondale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,398 sq.ft. | Age: | 1963 (62 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Carport, Concrete Driveway, Insulated, Single Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Garden, Landscaped, Private, Rectangular Lot | | |

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|--------------------|---|-------------------|------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 26-71-6-W6 |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Beamed Ceilings, Built-in Features, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) | | |

Inclusions: Draperies & Rods, TV Wall Mount, Floating Shelves, Garage Work Benches, Pergola, Shed, Greenhouse, Compost.

Nestled on a peaceful no-through traffic street in the heart of Avondale, just steps away from the neighbourhood Astro turf PARK/PLAYGROUND, and near SEVERAL SCHOOLS, this home is in an ideal location for families. This FULLY FINISHED 1,398 sq. ft. bungalow boasts 5 bedrooms and 2 bathrooms, with hardwood floors, and vaulted ceiling with exposed beams creating an inviting atmosphere with a seamless mix of rustic charm and modern touches. The kitchen features crisp white cabinetry, a fully tiled backsplash, butcher block countertop, and Whirlpool stainless appliances, including a gas stove. A movable matching island adds extra workspace and flexibility, while the bright, separate dining area doubles as a sunroom or living space—complete with its own cozy gas stove. Living area features large windows for loads of natural light. Three bedrooms and a trendy main bathroom, highlighted by high-gloss red cabinetry and eye-catching decorative tile flooring, round out the main level. Developed basement offers even more living space, with 2 large bedrooms, a 3-pc bathroom with shower, laundry/utility room with shelving, and a spacious family room warmed by yet another gas stove—perfect for cozy movie nights or entertaining. Additional highlights include AIR CONDITIONING, reverse osmosis/kitchen, vintage doors, and custom blinds. Step outside into your own private oasis, where you’ll relax and enjoy summer BBQs under the pergola, or grow fresh vegetables in the greenhouse and raised garden beds. Plus a handy shed for yard essentials. Single attached garage is insulated and comes complete with two work benches, perfect for projects or hobbies, and the adjacent carport includes attached storage shed for even more storage. XL concrete driveway easily accommodates an RV or allows room for up to six vehicles

comfortably. This one-of-a-kind Avondale gem offers a perfect mix of comfort, character, and convenience. Don't miss your chance to call it home!