

# \$190,000 - 10407 110 Avenue, Grande Prairie

MLS® #A2230941

**\$190,000**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.13 Acres

Avondale., Grande Prairie, Alberta

This property is located in the charming & mature, 'Avondale' subdivision. Kids would have a super short walk to Avondale school, playgrounds and grassy areas to run and play on. You'd also have an amazing view of fireworks on Canada Day and New Year's Eve from the Bear Creek Reservoir, plus all the fun at Muskoseepi Park, situated less than 2 blocks away. The 3 bedroom & 1 bathroom bungalow has hot water tank new in 2024 plus newer furnace & shingles. Exterior siding was also replaced. Laundry on main floor off of the door leading to the big backyard that has shed plus back alley access. Parking made simple with 3 vehicles capable of fitting in the driveway and street parking out front. Home is also situated just east of the Grande Prairie Composite High School, Regional Hospital and Northwest Polytechnic and the City's dynamic west end. Add to your revenue portfolio by making this your latest rental property! \*\*\* Currently tenant occupied. Rent is \$875 on a month-to-month basis. Tenant responsible for utilities. 24 hour notice required for viewings\*\*\*. Contact a REALTOR® today for more details or to view!

Built in 1960

## Essential Information

MLS® # A2230941

Price \$190,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	10407 110 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1S8

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Gravel Driveway, Parking Pad, Driveway, Outside

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Other
Lot Description	Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	RR

## Listing Details

Listing Office	Royal LePage - The Realty Group
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