

# \$364,900 - 10403 109 Avenue, Grande Prairie

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MLS® #A2227693

**\$364,900**

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.15 Acres

Avondale South., Grande Prairie, Alberta

Step inside your storybook homeâ€

From the moment you arrive, the charm of this property will capture your heart. The stunning front porch, complete with a unique stained glass inlay, invites you to slow down, sip your morning coffee, and watch the neighbourhood come to life. Tucked away on a quiet street and surrounded by mature trees, this home offers a sense of peace and privacy thatâ€™s becoming harder to find.

As you step through the front door, youâ€™re greeted by a warm and welcoming main level filled with natural light. The spacious living room is centred around a classic wood-burning fireplaceâ€”perfect for cozy evenings with a good book or gathering with loved ones during our Alberta winters.

The heart of the home, the kitchen, has been thoughtfully updated with modern touches. It features sleek cabinetry, ample counter space, and a high-end induction stove that only works with compatible cookwareâ€”meaning even if a burner is left on, it wonâ€™t heat up. A thoughtful safety feature for busy households! The dining area is perfectly placed to host family dinners or game nights, and the layout flows effortlessly throughout.

With 4 bedrooms and 2 full bathrooms, thereâ€™s room for everyone to have their own space. Both bathrooms include deep



soaker tubs, creating spa-like retreats where you can relax and recharge.

The basement level offers a second wood-burning fireplace, a large recreation room, and extra bedrooms that are ideal for teens, guests, or a home office setup. There’s even space for a home gym or craft nook—whatever suits your lifestyle.

Outside, the private backyard is fully fenced and includes an RV gate, giving you flexibility for storage or access. The double detached garage is a dream come true with heated floors and an approved variance for its oversized build—already bought and paid for. Whether you need a workshop, extra storage, or a place to tinker, this garage delivers. A huge driveway adds to the convenience, with space for all your vehicles, toys, or guests.

And let’s talk location—this home is just a short walk from several great schools and the beloved Muskoseepi Trails, where you can enjoy bike rides, dog walks, and those golden evening strolls.

This isn’t just a house—it’s a place to create memories, grow roots, and feel proud to call home.

Built in 1961

**Essential Information**

MLS® #	A2227693
Price	\$364,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.15
Year Built	1961

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10403 109 Avenue
Subdivision	Avondale South.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1S2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	5



Zoning RR

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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