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

MLS® #A2227693

\$364,900

4 Bedroom, 2.00 Bathroom, 988 sqft Residential on 0.15 Acres

Avondale South., Grande Prairie, Alberta

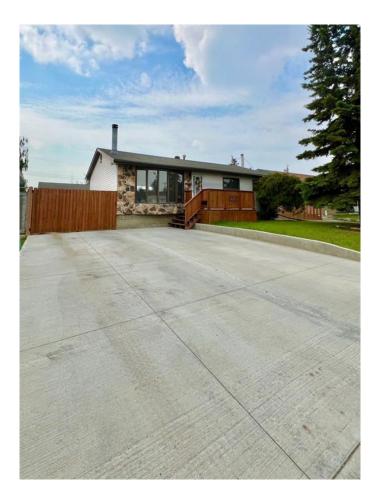
Step inside your storybook home…

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 that's becoming harder to find.

As you step through the front door, you'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 won'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, there'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 nookâ€"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 buildâ€"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 locationâ€"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 houseâ€"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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