$325,000 - 10125 113 Avenue, Grande Prairie
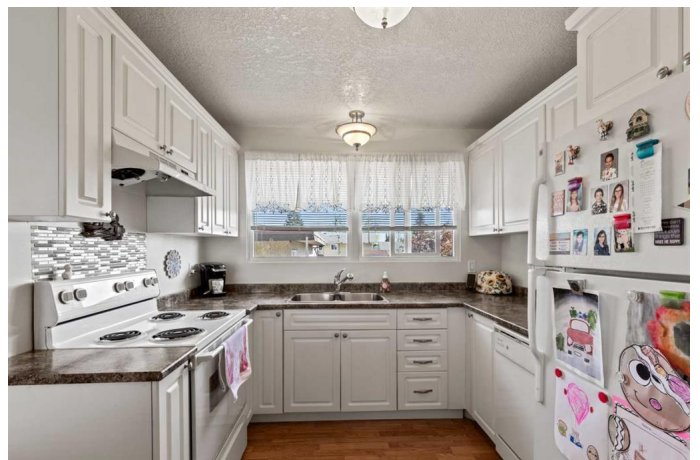
MLS® #A2224933

$325,000

3 Bedroom, 2.00 Bathroom, 1,005 sqft
Residential on 0.13 Acres

Avondale., Grande Prairie, Alberta

Charming, Well-Maintained Bungalow Near Avondale Park! Pride of ownership is evident in this extremely well-maintained bungalow, ideally located just steps from beautiful Avondale Park. Offering 3 spacious bedrooms, 2 full bathrooms, and a single detached garage with convenient alley access, this home is move-in ready and full of charm. Step inside to find a bright and inviting interior, filled with natural light thanks to large windows throughout. The living and dining area is open and cheerful, while the white kitchen feels fresh and welcoming, featuring a window over the sink with a lovely view of the south-facing backyard. The remainder of the main floor features a comfortable layout with the primary bedroom, a second well-sized bedroom, and the main bathroom. Each room offers ample natural light and a cozy, functional space â€" ideal for everyday living or guests. The main bath is conveniently located and easily accessible from both bedrooms, completing this practical and inviting floor plan.
The basement offers additional living space with a spacious family room, perfect for relaxing or entertaining. A large third bedroom features its own 3-piece ensuite, making it ideal for guests or a private retreat. You'll also find a cold storage room, a generous laundry/mechanical room complete with a wash basin, and plenty of extra storage space tucked neatly under the stairs â€" offering both comfort and functionality throughout. Outside, the mature yard is beautifully landscaped with

well-established trees and shrubs that offer both privacy and curb appeal. The south-facing backyard is perfect for relaxing in the sun or entertaining, and includes a garden shed along with alley access parking for up to 3 vehicles â€" plus a single detached garage, for a total of 4 parking spots. Recent updates and ongoing maintenance add peace of mind: the hot water tank was replaced 4 years ago, carpet updated5 years ago but still looks brand new, and both shingles and all windows have been replaced within the past 12 years (with the exclusion of the laundry room window). The front door was replaced 10 years ago, and while the furnace was upgraded 12 years ago, a brand new motor was installed in 2025 to ensure efficient performance. Fun fact, this home holds a piece of the past â€" the original milk door has been preserved, offering a charming nod to the home's history. Keep an eye out for this unique and nostalgic detail during your tour! Whether you're a first-time buyer, looking to downsize, or seeking a solid investment in a desirable neighborhood, this home is an excellent opportunity. Donâ€™t miss your chance to own this well-cared-for gem!

Built in 1963

Essential Information

MLS® #	A2224933
Price	$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,005
Acres	0.13
Year Built	1963
Type	Residential
Sub-Type	Detached

Style	Bungalow
Status	Active

Community Information

Address	10125 113 Avenue
Subdivision	Avondale.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V1W8

Amenities

Parking Spaces	3
Parking	Alley Access, Parkade, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	13
Zoning	RR

Listing Details

Listing Office   Grassroots Realty Group Ltd.