

# \$390,000 - 10245 113 Avenue, Grande Prairie

MLS® #A2245763

## \$390,000

4 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.16 Acres

Avondale., Grande Prairie, Alberta

Immediate Possession!! Amazing location!! Bungalow with In-Law suite across from the City Park in Avondale. Modernized open beam home with a fully equipped 2 bedroom in-law suite with separate access. Home has been completely renovated top to bottom. New flooring, new wiring, new paint, new kitchens and new bathrooms, new furnace and newer hot water tank . Home also has main floor laundry as well as basement laundry. Rear lane access for RV's. Mature south facing yard, deck and fire pit. Basement could lessen your financial obligations by 1500 dollars per month in todays market. Seller had home inspection done July 22 by Sure-Pro. All of the improvements and repairs have been completed to address issues noted in the home inspection report. Property is in Excellent condition. Summary of report is in the supplements.

Built in 1963

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245763  |
| Price          | \$390,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,116     |
| Acres          | 0.16      |
| Year Built     | 1963      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10245 113 Avenue |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 1W9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Open Floorplan                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full, Suite                            |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit                         |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt/Gravel                   |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 19               |

Zoning

RR

Listing Details

Listing Office

RE/MAX Grande Prairie



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