

**10142 115 Avenue  
Grande Prairie, Alberta**

**MLS # A2167417**



## \$385,000

<b>Division:</b>	Avondale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** pedestals for washer/dryer, mount in the LR, shed, hottub & chemicals & cover, pergola, lights in pergola, all window coverings, shelving in garage, shed

Beautifully renovated & meticulously maintained 4 level split, located next to an easement & on an oversized lot! This is a fully developed 3 bedroom + office home (which with the addition of a door could easily be another bedroom). Stunning kitchen renovation (2021) with granite counters, new cabinets, tile backsplash & stainless steel appliances (2017). The upper floor has 2 roomy bedrooms, both with double closets. Here you'll also find a renovated full bathroom. The 3rd level has a charming bedroom with wainscoting, an office, renovated 3 piece bathroom & laundry (new in 2020). The bright & inviting lower level is developed into a large recreation room. There are washer/dryer hook-ups on both the 3rd level & the 4th level. Majority of the windows have been replaced throughout the years as well as the front door. The shingles were redone in 2015. Outside you'll find an oversized lot with a 20x28 cedar deck & a hot tub on a concrete slab. There's also a 10x10 shed on a concrete slab & beautiful trees & perennials. The large yard, fence & berm are very effective in keeping noise down from 116ave even when enjoying the backyard or with the windows open! Excellent parking with a 27 X 37 driveway & access to backyard for seasonal storage. This home is centrally located & within walking distance to schools & the soccer pitch, as well as numerous other amenities including grocery stores, restaurants & the mall.