



**DJ Golden**  
**REAL ESTATE**

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**10130 106 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2162306**



**\$359,900**

<b>Division:</b>	Avondale South		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

This beautiful two-storey home will catch your eye with its stucco exterior, dual garage doors, and expansive driveway framed by trees and landscaping. A covered walkway on the west side of the house guides you to the welcoming entrance. Upon entering, you'll find a spacious living room, perfect for relaxation. The adjoining dining area has tons of natural light from the surrounding windows. The kitchen features white cabinetry paired with light countertops. Conveniently located near the garage entrance, you'll also find a full bathroom and laundry, making daily chores a breeze. Upstairs, all three bedrooms are generously sized, each featuring large windows and ample closet space. The primary suite stands out with its double doors and a walk-in closet. The basement has a separate entrance and includes a large living and dining area, a complete kitchen, a comfortable bedroom, and a full bathroom. Freshly painted with new flooring, this space offers plenty of versatility, whether for additional living space, a guest suite, or simply extra storage. The backyard is a private and inviting space, fully fenced with mature trees and a fire pit area. There is plenty of room for outdoor entertaining and even has space for a dog run! Located across the street from Muskoseepi Park and within walking distance to amenities, schools, parks, and scenic trails, this property offers both convenience and a connection to nature. Don't miss the opportunity to make this incredible home yours!