

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

MLS® #A2255431

\$390,000

4 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.15 Acres

Avondale., Grande Prairie, Alberta

Bungalow across Avondale (Orange) Park, walking distance to PWA, Composite High and Avondale Schools, Shopping and Restaurants***Located on a bus route - immediate plowing***Mother-in-law suite in basement that can be rented out for \$1500 in today's market, covering almost 3/4 of your mortgage payment***Upgrades: Bathrooms, Flooring, Paint, Electrical, HE Furnace, HWT, New West Fence***New windows for the basement on order, paid for with installation, ETA late October***Open concept, with a view of the park from the living room***Insulation in main level flooring for soundproofing the basement***Main Floor and Basement Laundry***RV Parking with Back Alley access***

Built in 1963

Essential Information

MLS® #	A2255431
Price	\$390,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.15
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	T8V1W9

Amenities

Parking Spaces	3
Parking	Driveway, Off Street, Single Garage Attached, RV Access/Parking
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Wired for Sound
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Garden, Lawn, Rectangular Lot
Roof	Asphalt/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	4

Zoning

RR

Listing Details

Listing Office

Sutton Group Grande Prairie Professionals

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