

# \$234,900 - 10278 111 Avenue, Grande Prairie

MLS® #A2242294

**\$234,900**

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.14 Acres

Avondale., Grande Prairie, Alberta

Situated in the well-established neighborhood of Avondale, this 4-bedroom, 2-bathroom home offers great potential for the right buyer. With some TLC, this property could shine again—perfect for a first-time buyer, investor, or handyman. The basement is partially finished, offering space for customization. Recent updates include a hot water tank (approx. 5 years old) and new eavestroughs. Enjoy the convenience of back alley access, a spacious yard, and a location just minutes from schools, shopping, and other amenities. Don't miss your chance to invest in a well-situated property with solid bones and endless possibilities!

Built in 1957

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242294    |
| Price          | \$234,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,176       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 10278 111 Avenue |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 1T8          |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

## Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | See Remarks                                |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                 |
| Cooling           | None                                       |
| Has Basement      | Yes                                        |
| Basement          | Full, Partially Finished                   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Other                |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 11              |
| Zoning         | RR              |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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