

# \$349,900 - 10230 112 Avenue, Grande Prairie

MLS® #A2253989

**\$349,900**

5 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.16 Acres

Avondale., Grande Prairie, Alberta

RARE FIND IN AVONDALE “

WHEELCHAIR ACCESSIBLE HOME ON A  
BEAUTIFULLY LANDSCAPED LOT!

Enjoy the feeling of acreage living right in the city with this unique property, ideally located within walking distance to Muskoseepi Trails, the new hospital, and shopping amenities. The expansive backyard is a private oasis, featuring mature trees, apple and raspberry bushes, a garden plot, perennial beds, a pond, fire pit area, and a detached 16x24 garage “ perfect for outdoor enthusiasts or those seeking tranquility. The main floor offers a functional layout with 3 bedrooms, a 4-piece bathroom, a bright living room, a spacious dining area, and a well-appointed kitchen with abundant oak cabinetry. The fully developed basement includes two large bedrooms, a 3-piece bathroom, a second living area, and a dedicated storage room. Recent updates include: Shingles on house and garage (2016), Eavestroughs (2016), Hot water tank (2014), Washer & dryer (2025), Front deck (2010), Fridge (2023), Furnace (2009), Dining room window & front door with screen (2013). This property combines comfort, accessibility, and an unbeatable location. Call today to book your private showing!

Built in 1961

## Essential Information

MLS® #

A2253989



|                |             |
|----------------|-------------|
| Price          | \$349,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,048       |
| Acres          | 0.16        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10230 112 Avenue |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 1V8          |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Concrete, Aluminum Siding                                                                             |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 4th, 2025  
Days on Market        13  
Zoning                      RR

**Listing Details**

Listing Office            Century 21 Grande Prairie Realty Inc.

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