

# \$399,000 - 11307 103 Street, Grande Prairie

MLS® #A2205767

**\$399,000**

5 Bedroom, 2.00 Bathroom, 1,398 sqft  
Residential on 0.15 Acres

Avondale., Grande Prairie, Alberta

Nestled on a peaceful no-through traffic street in the heart of Avondale, just steps away from the neighbourhood Astro turf PARK/PLAYGROUND, and near SEVERAL SCHOOLS, this home is in an ideal location for families. This FULLY FINISHED 1,398 sq. ft. bungalow boasts 5 bedrooms and 2 bathrooms, with hardwood floors, and vaulted ceiling with exposed beams creating an inviting atmosphere with a seamless mix of rustic charm and modern touches. The kitchen features crisp white cabinetry, a fully tiled backsplash, butcher block countertop, and Whirlpool stainless appliances, including a gas stove. A movable matching island adds extra workspace and flexibility, while the bright, separate dining area doubles as a sunroom or living space—complete with its own cozy gas stove. Living area features large windows for loads of natural light. Three bedrooms and a trendy main bathroom, highlighted by high-gloss red cabinetry and eye-catching decorative tile flooring, round out the main level. Developed basement offers even more living space, with 2 large bedrooms, a 3-pc bathroom with shower, laundry/utility room with shelving, and a spacious family room warmed by yet another gas stove—perfect for cozy movie nights or entertaining. Additional highlights include AIR CONDITIONING, reverse osmosis/kitchen, vintage doors, and custom blinds. Step outside into your own private oasis, where you—™II relax and enjoy summer BBQs under the



pergola, or grow fresh vegetables in the greenhouse and raised garden beds. Plus a handy shed for yard essentials. Single attached garage is insulated and comes complete with two work benches, perfect for projects or hobbies, and the adjacent carport includes attached storage shed for even more storage. XL concrete driveway easily accommodates an RV or allows room for up to six vehicles comfortably. This one-of-a-kind Avondale gem offers a perfect mix of comfort, character, and convenience. Don't miss your chance to call it home!

Built in 1963

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2205767    |
| Price          | \$399,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,398       |
| Acres          | 0.15        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11307 103 Street |
| Subdivision | Avondale.        |
| City        | Grande Prairie   |
| County      | Grande Prairie   |
| Province    | Alberta          |
| Postal Code | T8V 2Y6          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Concrete Driveway, Insulated, Single Garage Attached, Carport |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Family Room, Gas  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                                    |
| Lot Description   | Back Lane, Garden, Landscaped, Private, Rectangular Lot |
| Roof              | Tar/Gravel  |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 25               |
| Zoning         | RR               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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