

\$325,000 - 10025 99 Avenue, La Glace

MLS® #A2197780

\$325,000

3 Bedroom, 1.00 Bathroom, 1,185 sqft
Residential on 0.13 Acres

NONE, La Glace, Alberta

Discover the perfect blend of privacy and convenience with this incredible property! With only one neighboring property, enjoy the peace and tranquility of your own slice of paradise. Right in town, the AG Society's beautiful community garden offers a serene space to grow fresh produce, connect with neighbors, or simply enjoy the lush surroundings. Just steps from your backyard, a brand-new indoor recreation center provides endless opportunities for year-round activities. Adding to the appeal, an arena is next door too! Whether you're a hockey enthusiast, fitness lover, or simply seeking a dynamic community hub, this exciting development will enhance the vibrant lifestyle of La Glace.

This home was completely redone, and put on a new basement this year! Step into this stunning home through a spacious boot room, setting the stage for modern comfort. The state-of-the-art kitchen boasts ample cabinetry, innovative pull-out pot drawers, and high-end appliances—designed to inspire your inner chef. Beyond the kitchen, a future deck area invites you to relax and entertain, offering breathtaking views of surrounding fields and mature trees. The bright living room, bathed in southern sunlight, creates a warm, inviting atmosphere ideal for unwinding or gathering with loved ones. Three main-floor bedrooms provide comfort and privacy, complemented by a stylish, modern bathroom. Downstairs, a newly wired and boarded



basement awaits your personal touch—whether as a cozy family retreat, a home theater, or additional bedrooms. This home is a rare gem in a growing community—don't miss your chance to make it yours!

Built in 1960

Essential Information

MLS® #	A2197780
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,185
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	10025 99 Avenue
Subdivision	NONE
City	La Glace
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 2J0

Amenities

Parking Spaces	8
Parking	Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind
Roof	Metal
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	50
Zoning	RR-4 - RURAL RESIDENTIAL

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.