

10101 92 Avenue  
Grande Prairie, Alberta

MLS # A2209811



\$339,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	904 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge x2, Stove, Dishwasher (as is), Washer, Dryer, Window Covers, Firepit, Chest in primary bedroom

Updated Swanavon Home with Suite & Steps from Muskoseepi Trails - Cute and Cozy, perfect starter or investment property! Tucked away in the desirable Swanavon area, this cozy and beautifully updated home is just a short walk from the Muskoseepi Park trail system and downtown. With a long list of upgrades including a newer roof, furnace, windows, hot water tank, and luxury vinyl plank flooring, this property is move-in ready and full of charm. The main floor features a bright living room, a functional kitchen, two bedrooms, and a nicely renovated bathroom with a new tub, tile flooring, and modern fixtures. Fresh paint and stylish finishes throughout give the home a fresh, contemporary feel. The renovated basement offers a one-bedroom mother-in-law suite, providing a great opportunity for rental income or space for extended family. Step outside to your own private oasis & the South facing, fully fenced yard is surrounded by mature trees and hedges, and includes a newer fence, pergola, and a massive new deck perfect for enjoying summer evenings. With its unbeatable location, great layout, and income potential, this home is a fantastic find in a quiet, established neighbourhood.