



**GRASSROOTS**

REALTY GROUP

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10012 94 Avenue  
Grande Prairie, Alberta



**\$189,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	House		
<b>Style:</b>	1.5 Storey		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	1945 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	No		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Municipal
<b>Floors:</b>	-	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 2,798
<b>Basement:</b>	Partial	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Vinyl	<b>Lot Fee:</b>	-
<b>Land:</b>	-	<b>Maintenance Fee:</b>	-
<b>Features:</b>	Main Floor Laundry, RV Parking		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Shed.



Nestled in Swanavon, this well maintained character home offers unlimited opportunity. Unbeatable location close to schools, downtown core and bear creek walking trails. This charming two-storey offers 3 bed and 1 bath situated on a 60' x 120' ft lot surrounded by wide streets and mature tree's. Main floor hosts 2 boot room entries, bright kitchen with all appliances, original hardwood floored living room, 2 spare bedrooms and full updated bathroom with main floor laundry. The entire upper level showcases the master bedroom with ample room for additional furniture or clothing storage. Furnace and hot water heater recently replaced. Considering the age of this property, it is in very good condition. Book your showings now!