



**GRASSROOTS**  
REALTY GROUP

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**10019 93 Avenue  
Grande Prairie, Alberta**

**MLS # A2234424**



**\$359,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Alley Access, Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	rr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan		

**Inclusions:** appliances for both suites

Cash Flowing Rental currently rented for \$2700 + utilities on month to month lease! 4-bedroom 2 bathroom updated home in desirable Swanavon with a huge yard with room to build a garage, back-alley access, and a in law suite. This home was fully renovated 8 -9 years ago with new kitchens, flooring, bathrooms, almost everything inside has been done. The main floor has 2 large bedrooms and a full 4-piece bathroom and an open concept kitchen and living room. The upstairs also has its own entrance and laundry. The basement is set up to be used as just another part of the house with a recroom, 2 large bedrooms and a bathroom or an in-law suite. The basement suite has its own laundry in the mechanical room in the basement and its own entrance through the back of the home. There are two separate parking areas in the front or back where you could build a garage. The home has a huge, fenced yard and there is an easement on the east side of the lot giving you even more room between neighbors.