



**GRASSROOTS**  
REALTY GROUP

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9509 102 Street  
Grande Prairie, Alberta

MLS # A2239570



**\$199,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming lot ideally situated just steps from the Bear Creek walking trails and only minutes from Muskoseepi Park. Enjoy the convenience of being within walking distance to downtown shopping, services, and entertainment. This home offers 775 sq ft of main floor living space featuring 2 bedrooms, a cozy living room, kitchen, and full bathroom. The basement includes an additional bedroom, a kitchenette, laundry area, and a second bathroom—perfect for added functionality or potential rental income. Book your showing today!