



GRASSROOTS
REALTY GROUP

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10018 96 Avenue
Grande Prairie, Alberta

MLS # A2264913



\$179,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	562 sq.ft.	Age:	1925 (100 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Electric Stove, Microwave, Refrigerator, Washer/Dryer, shed

This charming home has been maintained and updated over the years. Updates include those to the kitchen, bathroom, flooring, windows, siding, shingles, and more. The home is move-in ready! — and located in one of Grande Prairie's most desirable neighborhoods, Swanavon, known for its character homes, mature trees, and wide streets. In addition to the 562 sf, the basement is standing height, has a concrete floor, and it allows room for the 2-year-old hot water tank, a high-efficiency furnace and also storage. Available for occupancy in mid-December, the property also offers generous RV parking with convenient access from the back alley. Don't miss your chance to view this charming home. Call your agent to book a showing today.