



GRASSROOTS
REALTY GROUP

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10121 91 Avenue
Grande Prairie, Alberta

MLS # A2271603



\$309,900

Division:	Swanavon		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,848 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Private		

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

Inclusions: All Chattels are as viewed. As is where is. No warranties expressed or applied.

This one & a half storey home has charming street appeal. It is on a beautiful, maturely landscaped street, in the much sought after location of Swanavon. This is a double lot!! The front yard is very attractive and the back yard is large with big trees and has the potential to be absolutely amazing. There is a deck at the back. The single attached garage is extra long and has a man door in the front and the back. It has an overhead door in the front and a lawn tractor access door in the rear. This house will require renos but the location and the lot can't be beat!! Either go in with the intent to renovate or tear it down and build on this fabulous double lot!! The house consists of two bedrooms on the main, a living room, a 4 piece bathroom and a large kitchen and dining area. The kitchen cupboards are original but solid. There is access to the deck from the dining area. There is also a front and rear entrance on the main floor. The upstairs has 3 bedrooms and a 3 piece bathroom. The basement is undeveloped. This home is being sold as is where is with no warranties expressed or applied.