



GRASSROOTS
REALTY GROUP

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10117 92 Avenue
Grande Prairie, Alberta

MLS # A2273343



\$369,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	767 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Irregular Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, SHED

What an incredible opportunity! This charming home offers modern upgrades throughout, including updated windows, doors, insulation and siding, giving it long-lasting value and curb appeal. Inside, recent renovations enhance the warmth and functionality of the space, featuring two cozy bedrooms and one full bath on the main floor along with a bright, good-sized living room and a refreshed eat-in kitchen that combines modern style with everyday practicality. The fully developed basement adds even more versatility, offering a large multi-use room or an inviting rec space—plus an additional bathroom and generous bedroom. Mature trees frame both the front and back yards, creating a private and peaceful outdoor setting complete with a handy storage shed and rear alley access (great for a guest suite above garage!). Located in the heart of Swanavon, just steps from Thrill Hill and the scenic Bear Creek walking trails, this renovated character home delivers comfort, convenience, and timeless appeal in one exceptional package.