



**10415 92a Street**  
**Grande Prairie, Alberta**

**MLS # A2291724**



**\$310,000**

<b>Division:</b>	Hillside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Sump Pump(s)		

**Inclusions:** n/a

Welcome to this home located on a quiet street in a mature neighborhood of Grande Prairie. Offering comfort, functionality, and a fantastic heated workshop, this property is perfect for homeowners, hobbyists, or anyone needing extra workspace. Step inside to a bright and inviting living area with plenty of natural light. The main level features a spacious living room, a functional kitchen with ample cabinetry, and a dining area ideal for everyday living and entertaining. The layout provides a comfortable flow throughout the home with generously sized bedrooms and practical living spaces. One of the standout features of this property is the detached heated workshop, offering the perfect space for projects, storage, or working year-round. Whether you're a mechanic, craftsman, or simply need extra room for hobbies, this workshop adds incredible value and versatility. Outside, enjoy a large yard with plenty of space for outdoor gatherings, gardening, or relaxing during the warmer months. Located close to schools, parks, and everyday amenities, this home combines convenience with great functionality. Call your Realtor Today!