



10032 93 Avenue  
Grande Prairie, Alberta

MLS # A2298189



**\$289,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1945 (81 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this charming, recently renovated bungalow nestled in the desirable Swanavon neighbourhood! Situated on a spacious double corner lot, this adorable home offers both comfort and functionality. Step inside through the large heated porch with convenient dual access to both the home and the single attached garage! The bright kitchen features crisp white cabinetry and stainless steel appliances, flowing seamlessly into the dining area and cozy living room. Just off the living space, you'll find a second porch entry, adding extra convenience and charm. The main floor is complete with two generously sized bedrooms and a full bathroom showcasing a beautiful freestanding tub with shower. Downstairs, the fully developed basement provides additional living space along with a dedicated laundry area. Outside, enjoy the fully fenced and landscaped yard, ideal for relaxing or entertaining. A perfect blend of character, updates, and location, this Swanavon gem is ready to welcome you home! Book your showing today!