



**10128 93 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2171055**



**\$283,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Swanavon               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,030 sq.ft.           | <b>Age:</b>   | 1985 (39 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.12 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                    |                   |    |
|--------------------|------------------------------------|-------------------|----|
| <b>Heating:</b>    | Boiler, Natural Gas                | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Ceramic Tile, Laminate, Linoleum   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Partially Finished           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Wood                               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                        |                   |    |

**Inclusions:** n/a

This home truly has something for everyone! Situated with stunning views of the Bear Creek Valley, it's the perfect spot for nature lovers, offering easy access to trails, frisbee golf, and the popular Thrill Hill for outdoor adventures. You'll love the convenience of being close to shopping while still enjoying the peacefulness of this location. The detached heated garage is a dream come true for parking, storage, or workspace. Not only does it feature heat, but it also has its own 1/2 bath, and office space, making it perfect for a small business or hobbyist. Inside, the freshly painted upstairs provides a turn-key living experience. The chef in your life will appreciate the gas range in the kitchen. The large living room window frames breathtaking views of the valley, creating an ideal spot to relax or entertain. Step out onto your front deck with a warm drink in hand and fully immerse yourself in the natural beauty at your fingertips. With endless possibilities, the basement is waiting for you to create your own private sanctuary. Whether you're dreaming of a cozy retreat, home gym, or extra entertainment space, this home offers the flexibility to make it happen. Book your showing today and see how this home can fit your lifestyle and budget!