



GRASSROOTS
REALTY GROUP

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9509 102 Street
Grande Prairie, Alberta

MLS # A2239570



\$186,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	775 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Now owner occupied! Clean and read for IMMEDIATE POSSESSION! Beautiful Swanavon location! Just steps from the Bear Creek walking trails and only minutes from Muskoseepi Park. Enjoy the convenience of being within walking distance to downtown shopping, services, and entertainment. This home offers 775 sq ft of main floor living space featuring 2 bedrooms, a cozy living room, kitchen, and full bathroom. The basement is partially finished and includes an additional bedroom, a , laundry area, and a second bathroom. Book your showing today!