



**10025 96 Avenue
Grande Prairie, Alberta**

MLS # A2287182



\$279,900

Division: Swanavon

Type: Residential/House

Style: Bungalow

Size: 825 sq.ft. **Age:** 1962 (64 yrs old)

Beds: 2 **Baths:** 1

Garage: Single Garage Detached

Lot Size: 0.18 Acre

Lot Feat: City Lot

Heating: Forced Air

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: Asphalt

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: RR

Foundation: Perimeter Wall

Utilities: -

Features: See Remarks

Inclusions: N/A

Welcome to this cozy 2-bedroom, 1-bath home perfectly situated in the sought-after Swanavon neighborhood. This property offers an excellent blend of character, space, and potential — ideal for first-time buyers, downsizers, or investors alike. Sitting on a massive 66-foot double lot, you'll love the sense of space and privacy while still being conveniently close to schools, parks, and downtown amenities. The yard provides endless opportunities — garden, future garage expansion, or room for kids and pets to play. Inside, you'll find a bright and functional layout with warm, inviting living spaces. The cozy kitchen and open dining area make entertaining easy, while both bedrooms offer comfort and ample natural light. Outside, a detached single garage provides secure parking or extra storage. This is your chance to own a great property in one of Swanavon's most desirable and established areas — full of potential and ready for your personal touch!