



GRASSROOTS
REALTY GROUP

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10107 90 Avenue
Grande Prairie, Alberta

MLS # A2322320



\$393,700

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	991 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Gazebo, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: Firepit, gazebo & cover

Amazing location near schools and Bear Creek walking trails!! This home offers 5 bedrooms and 2 bathrooms with fully developed basement. Also this large lot has a single car garage with lots of yard left to garden or have a large play center for children and park a RV. There is also a yard bar and the backyard is private with lots of shrubs and trees. The main floor has 3 bedrooms, main bathroom, living room with entry to front step, functional kitchen with appliances included with dining area leading to large back deck with a gazebo. The basement has 2 bedrooms, family room, utility room and finished laundry. The back land behind the house is gravel. The electric panel was ungraded to copper wiring and is 100 amp service. Sump pump was added to the home in 2023, new hot water heater in 2024.