



GRASSROOTS
REALTY GROUP

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10022 96 Avenue
Grande Prairie, Alberta

MLS # A2326127



\$425,000

Division:	Swanavon		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,035 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to modern convenience in the heart of Grande Prairie! Nestled in Swanavon neighbourhood - one of the most desired locations in the city - this spacious home offers 6 bedrooms and 2.5 bathrooms, providing plenty of room for a growing family, multi-generational living, or those looking for income opportunity! The functional layout offers flexibility to suit a variety of lifestyles. Step outside and enjoy the large side deck, the perfect spot for summer BBQs, morning coffee, or relaxing after a long day. The detached garage at the back provides secure parking, additional storage, and space for hobbies and projects, while the yard offers room to enjoy the outdoors. Located in a well-established central neighbourhood, you'll appreciate being just minutes from downtown, shopping, restaurants, schools, parks, public transit, and Grande Prairie's extensive trail system. Whether you're looking for a family home or an investment opportunity with plenty of space, this property combines comfort, convenience, and an unbeatable location. Don't miss your chance to make this centrally located 6-bedroom home your next move!