



GRASSROOTS
REALTY GROUP

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10024 96 Avenue
Grande Prairie, Alberta

MLS # A2326132



\$425,000

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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

Excellent opportunity in a convenient downtown Grande Prairie location! This spacious 5-bedroom property offers plenty of room for families, investors, or buyers looking for a centrally located home with strong potential. The layout provides generous living space along with multiple bedrooms, making it a versatile option for a variety of uses. Located close to downtown amenities, shopping, restaurants, schools, parks, and other everyday conveniences, this property offers the accessibility buyers are looking for. With a central location and ample bedroom space, 10024 96 Ave is a great opportunity for those looking to add value, generate rental income, or make a home their own. A solid opportunity in an established Grande Prairie neighbourhood — 5 bedrooms, excellent location, and plenty of potential!