



GRASSROOTS
REALTY GROUP

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10113 92 Ave Avenue
Grande Prairie, Alberta

MLS # A2333364



\$318,000

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Updated Swanavon home with plenty of potential! Major upgrades include a new roof, new windows, a new furnace, and a refreshed kitchen. The bright, open-concept kitchen and dining area features updated cabinets, countertops, appliances, tile, paint, and flooring. The main floor also offers two bedrooms, a renovated bathroom, and a spacious living room with a large picture window. The basement is framed and ready for development, with space planned for two additional bedrooms, a second living area, bathroom, separate laundry room, and plenty of storage. Outside, you'll find a 24' x 16' garage while still enjoying a huge, fully fenced yard. A great opportunity to move into one of Grande Prairie's most established neighbourhoods and continue adding value!