



GRASSROOTS
REALTY GROUP

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10023 86 Avenue
Grande Prairie, Alberta

MLS # A2344860



\$599,800

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,805 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	Restricted Residential (R
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island		

Inclusions: Pool Table in Basement, Bed in Basement

Located on a large corner lot in Swanavon, one of Grande Prairie's most desirable and established neighbourhoods, this spacious 1,805-square-foot bungalow offers four bedrooms, three wood-burning fireplaces, main-floor laundry, a brick exterior, an attached double garage and a private, fenced yard. Surrounded by mature trees and conveniently located near beautiful walking trails, this home requires some updating, upkeep and maintenance work but offers tremendous potential for someone with the vision to make it their own. Immediate possession is available. Book your personal tour today!