

**10023 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2157944**



**\$304,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,108 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, See Remarks		

**Inclusions:** Basement fridge, Basement Stove

Nestled in the heart of Swanavon, this home offers the best of a mature neighborhood. The wide, tree-lined streets create a serene atmosphere, and you're just a short walk away from Muskoseepi Park, where you can enjoy a variety of activities year-round. The vibrant downtown core is also within easy walking distance, giving you access to shopping, dining, and numerous other amenities. This charming bungalow has been thoughtfully updated over the years, featuring a newer furnace, updated windows, modern siding, newer laminate flooring, and stylish counters. The property also includes a secure fence, ensuring privacy and peace of mind. The lower level hosts a versatile 2-bedroom mother-in-law suite, perfect for extended family or potential rental income. Step outside and discover the expansive private yard, situated on two lots. With rear alley access, there's plenty of space for parking or the opportunity to build an additional garage. The fully fenced yard also includes a spacious 16' x 24' shed, ideal for storage or a workshop. This home combines the charm of a well-established neighborhood with modern comforts. Schedule your private viewing today!