



10124 93 Avenue  
Grande Prairie, Alberta

MLS # GP215235



**\$199,800**

<b>Division:</b>	Swanavon.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,258 sq.ft.	<b>Age:</b>	1930 (90 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Detached Garage, Double Garage, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Sewer
<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>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, GDO, Window Coverings

Great potential in this home in family friendly Swanavon close to schools, walking trails & parks. Large lot is fenced with alley access to large detached garage. Main level offers spacious kitchen, 2 bedrooms and a full bathroom. Upstairs is a loft with bedroom area as well as a den or storage space. Basement is partially finished with a large bedroom or rec room, cold storage and storage space. This is a great investment opportunity for the right buyer.