

**10019 92 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2219212**



**\$359,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1955 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

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

**Inclusions:** N/A

Charming, fully developed home in Swanavon!! !! This home sits in a mature area on a beautifully landscaped lot backing on a park and school. Features a detached 24x28 double garage with new on-demand in-floor heat and convenient alley access. Offering both comfort and practicality, this property is perfect for anyone looking to enjoy a peaceful setting close to amenities. Inside, you'll find a bright and open layout with 2 spacious bedrooms and 1 full bathroom on the main floor. The living, dining, and kitchen areas are filled with natural light and offer a welcoming, functional space for everyday living. The basement adds great flexibility with an additional bedroom, a second full bathroom, a laundry area, and a rec area that can serve as a family room or extra bedroom. Step outside to enjoy the beautiful backyard and deck—ideal for relaxing or entertaining. New vinyl plank flooring through the living room, hallway and bedrooms, newer shingles, eaves, siding and windows. Insulation upgraded to R40, high efficiency furnace and a new direct vent HWT. This home is located just minutes from schools, parks, and shopping, making it the perfect blend of convenience and comfort. Don't miss your opportunity to own this gem. Quick possession for June 1! Schedule your viewing today!