

10025 96 Avenue  
Grande Prairie, Alberta

MLS # A2287182



## \$279,900

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	None
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Perimeter Wall
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RR
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this cozy 2-bedroom, 1-bath home perfectly situated in the sought-after Swanavon neighborhood. This property offers an excellent blend of character, space, and potential — ideal for first-time buyers, downsizers, or investors alike. Sitting on a massive 66-foot double lot, you’ll love the sense of space and privacy while still being conveniently close to schools, parks, and downtown amenities. The yard provides endless opportunities — garden, future garage expansion, or room for kids and pets to play. Inside, you’ll find a bright and functional layout with warm, inviting living spaces. The cozy kitchen and open dining area make entertaining easy, while both bedrooms offer comfort and ample natural light. Outside, a detached single garage provides secure parking or extra storage. This is your chance to own a great property in one of Swanavon’s most desirable and established areas — full of potential and ready for your personal touch!