

**10007 92 Avenue
Grande Prairie, Alberta**

MLS # A2246372



\$329,900

Division:	Swanavon		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,004 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks		

Inclusions: n/a

Looking for a home with tons of character, a big yard, in an amazing location? This 4-level split in Swanavon might be just what you're after! Sitting on a large and private 66x122 lot surrounded by mature trees, this home has an amazing mix with solid bones and retro charm. The main floor features a big, bright living room, a dining area, and a classic kitchen that overlooks the covered sunroom—perfect for morning coffee or relaxing in the evening or converting into an amazing open patio. Upstairs, there are 2 bedrooms and a full bath. Head down one level and you'll find 2 more bedrooms (one's currently set up as a laundry room) and another full bathroom. The bottom level offers two huge rec rooms: game night, movie night, home gym, you name it! Out back, there's a 22x24 detached garage with alley access and lots of space for playing or to add additional parking. The house has a new electrical service and panel, and newer shingles, so some of the big stuff is already taken care of. The interior? Let's just say it has a vintage 70s vibe, perfect for someone who wants to update it or embrace the retro charm. Great location, big yard, solid bones—this one's ready for your ideas! Located right by Swanavon School, the tennis club, D company Armories, a kids park and just a short walk to the trails, disc golf course and all the Bear Creek Corridor has to offer. Contact for your favorite real estate professional to book a viewing today!