ROBERT HART MOORE
GRASSROOTS REALTY GROUP

780-897-4170
robert@grassrootsrealtygroup.ca

10025 96 Avenue
Grande Prairie, Alberta

MLS # A2287182

$279,900

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

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RR
Foundation:	Perimeter Wall	**Utilities:**	-
Features:	See Remarks		

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!

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