

**10026 93 Avenue
Grande Prairie, Alberta**

MLS # A2254855



\$229,900

Division:	Swanavon		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	748 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Fridge, Stove, Washer, Dryer, Window coverings, Shed

Welcome to this beautifully maintained duplex in the highly sought-after Swanavon neighborhood, known for its family-friendly vibe and convenient location. Just steps away from scenic walking trails, parks, schools, shopping, and all the amenities you need, this home offers the perfect balance of comfort and practicality. Featuring four bedrooms and two bathrooms, this property provides plenty of space for a growing family or anyone looking for a home with extra room to spread out. Inside, you'll find two spacious recreation rooms, ideal for family movie nights, a home gym, or a kids' play area. The lower level was thoughtfully renovated by the homeowner in 2017 and now boasts a stunning modern bathroom, crisp barn doors that add character and charm, and a large, well-planned laundry room complete with cabinets and countertops for all your storage and organization needs. The wiring in the basement was largely updated during the renovation, giving peace of mind for years to come. The home has seen many important updates over the years, including windows that were replaced in 2009, appliances and a hot water tank that are approximately six years old, and the back section of the roof, which was replaced seven years ago. The front portion of the roof and the furnace are older, but the home has been exceptionally well cared for and is in excellent condition. One unique feature is the fully operational jet tub, with convenient pump access in the bedroom, perfect for unwinding at the end of a long day. Outside, the property offers a large yard with back alley access, providing the opportunity to add additional parking if desired. A charming shed offers extra storage or could be transformed into a cozy workshop or garden space. With so much potential, this home is a fantastic opportunity for first-time buyers or investors looking for a solid, well-kept

property in a prime location.