

10121 91 Avenue  
Grande Prairie, Alberta

MLS # A2271603



## \$309,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Swanavon               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 1 and Half Storey      |               |                   |
| <b>Size:</b>     | 1,848 sq.ft.           | <b>Age:</b>   | 1954 (71 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.18 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Private    |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding             | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks             |                   |    |

**Inclusions:** All Chattels are as viewed. As is where is. No warranties expressed or applied.

This one & a half storey home has charming street appeal. It is on a beautiful, maturely landscaped street, in the much sought after location of Swanavon. This is a double lot!! The front yard is very attractive and the back yard is large with big trees and has the potential to be absolutely amazing. There is a deck at the back. The single attached garage is extra long and has a man door in the front and the back. It has an overhead door in the front and a lawn tractor access door in the rear. This house will require renos but the location and the lot can't be beat!! Either go in with the intent to renovate or tear it down and build on this fabulous double lot!! The house consists of two bedrooms on the main, a living room, a 4 piece bathroom and a large kitchen and dining area. The kitchen cupboards are original but solid. There is access to the deck from the dining area. There is also a front and rear entrance on the main floor. The upstairs has 3 bedrooms and a 3 piece bathroom. The basement is undeveloped. This home is being sold as is where is with no warranties expressed or implied.