



10128 93 Avenue  
Grande Prairie, Alberta

MLS # A2207430

**\$295,000**



<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Looking for a home that's got it all? You just found it. Just a heartbeat away from the beauty of the Bear Creek Valley, this home puts you right in nature's front row, steps from city trails, frisbee golf, and the legendary Thrill Hill. Whether you're a daily adventurer or just into peaceful mornings with a coffee on the deck, this spot delivers. Love the outdoors and city convenience? You're covered. Tucked in a peaceful pocket but still close to shopping and all the essentials, this place is the perfect blend of serenity and practicality. Now, let's talk about that heated detached garage; we're not just parking cars here. With its own half bath and office space, it's the ultimate workshop, man cave, she shed, or small biz HQ. Bonus points for being fully heated, wired, and ready for whatever project you're dreaming up. Inside, the home is freshly painted and move-in ready. The kitchen comes equipped with a gas range, perfect for the aspiring chef or late-night grilled cheese artist. And that massive living room window? Frame-worthy views of the valley, with guaranteed sunsets, are sure to dazzle both homeowners and guests alike. Step out onto your front deck, hot drink in hand, and soak in the peaceful beauty of your surroundings. This home offers your own personal retreat, a place to recharge, and the perfect setting to create your happy place. Need more space? The basement is your blank canvas. Gym, theater room, incredible primary suite, or creative haven, it can be whatever you dream up. The possibilities are endless. Book your showing today and come see how this one-of-a-kind home fits your lifestyle, your dreams, and your budget!