

# \$359,900 - 10019 93 Avenue, Grande Prairie

MLS® #A2234424

## \$359,900

4 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.14 Acres

Swanavon., Grande Prairie, Alberta

Cash Flowing Rental currently rented for \$2700 + utilities on month to month lease! 4-bedroom 2 bathroom updated home in desirable Swanavon with a huge yard with room to build a garage, back-alley access, and a in law suite. This home was fully renovated 8 -9 years ago with new kitchens, flooring, bathrooms, almost everything inside has been done. The main floor has 2 large bedrooms and a full 4-piece bathroom and an open concept kitchen and living room. The upstairs also has its own entrance and laundry. The basement is set up to be used as just another part of the house with a recroom, 2 large bedrooms and a bathroom or an in-law suite. The basement suite has its own laundry in the mechanical room in the basement and its own entrance through the back of the home. There are two separate parking areas in the front or back where you could build a garage. The home has a huge, fenced yard and there is an easement on the east side of the lot giving you even more room between neighbors.

Built in 1963

## Essential Information

MLS® #	A2234424
Price	\$359,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	936
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10019 93 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0J7

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Gravel Driveway, RV Access/Parking

### Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Other
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	79
Zoning	rr

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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