

**9509 102 Street**  
**Grande Prairie, Alberta**

**MLS # A2239570**



**\$199,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Gravel Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Beautiful Swanavon location! Just steps from the Bear Creek walking trails and only minutes from Muskoseepi Park. Enjoy the convenience of being within walking distance to downtown shopping, services, and entertainment. This home offers 775 sq ft of main floor living space featuring 2 bedrooms, a cozy living room, kitchen, and full bathroom. The basement is partially finished and includes an additional bedroom, a , laundry area, and a second bathroom. Book your showing today!