

# \$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 | 80              |
| Zoning         | rr              |

**Listing Details**

Listing Office                      Sutton Group Grande Prairie Professionals

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