

# \$329,900 - 10007 92 Avenue, Grande Prairie

MLS® #A2246372

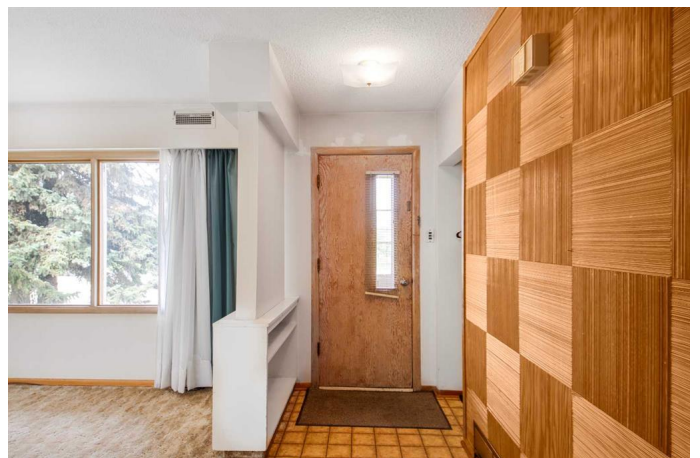
**\$329,900**

3 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.18 Acres

Swanavon., Grande Prairie, Alberta

Looking for a home with tons of character, a big yard, in an amazing location? This 4-level split in Swanavon might be just what you're after! Sitting on a large and private 66x122 lot surrounded by mature trees, this home has an amazing mix with solid bones and retro charm. The main floor features a big, bright living room, a dining area, and a classic kitchen that overlooks the covered sunroom—perfect for morning coffee or relaxing in the evening or converting into an amazing open patio. Upstairs, there are 2 bedrooms and a full bath. Head down one level and you'll find 2 more bedrooms (one's currently set up as a laundry room) and another full bathroom. The bottom level offers two huge rec rooms: game night, movie night, home gym, you name it! Out back, there's a 22x24 detached garage with alley access and lots of space for playing or to add additional parking. The house has a new electrical service and panel, and newer shingles, so some of the big stuff is already taken care of. The interior? Let's just say it has a vintage 70s vibe, perfect for someone who wants to update it or embrace the retro charm. Great location, big yard, solid bones—this one's ready for your ideas! Located right by Swanavon School, the tennis club, D company Armories, a kids park and just a short walk to the trails, disc golf course and all the Bear Creek Corridor has to offer. Contact for your favorite real estate professional to book a viewing today!



Built in 1955

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246372      |
| Price          | \$329,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,004         |
| Acres          | 0.18          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10007 92 Avenue |
| Subdivision | Swanavon.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 0H8         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer                                  |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Wood Burning                                                                 |
| Has Basement      | Yes                                                                          |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Lawn, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                        |
| Construction      | Wood Siding                                            |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 37               |
| Zoning         | RR               |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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