

# \$169,900 - 10018 96 Avenue, Grande Prairie

MLS® #A2264913

## \$169,900

1 Bedroom, 1.00 Bathroom, 562 sqft  
Residential on 0.09 Acres

Swanavon., Grande Prairie, Alberta

This charming home has been maintained and updated over the years. Updates include those to the kitchen, bathroom, flooring, windows, siding, shingles, and more. The home is move-in ready! — and located in one of Grande Prairie's most desirable neighborhoods, Swanavon, known for its character homes, mature trees, and wide streets. In addition to the 562 sf, the basement is standing height, has a concrete floor, and it allows room for the 2-year-old hot water tank, a high-efficiency furnace and also storage.

Available for occupancy in mid-December, the property also offers generous RV parking with convenient access from the back alley.

Don't miss your chance to view this charming home. Call your agent to book a showing today.

Built in 1925

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264913  |
| Price          | \$169,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 562       |
| Acres          | 0.09      |
| Year Built     | 1925      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10018 96 Avenue |
| Subdivision | Swanavon.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 0M3         |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 4                               |
| Parking        | RV Access/Parking, Alley Access |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Ceiling Fan(s)          |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Yard      |
| Lot Description   | Square Shaped Lot |
| Roof              | Asphalt           |
| Construction      | Vinyl Siding      |
| Foundation        | Other             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 11                 |
| Zoning         | RR                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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