

# \$295,000 - 10128 93 Avenue, Grande Prairie

MLS® #A2207430

**\$295,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.12 Acres

Swanavon., Grande Prairie, Alberta

Looking for a home thatâ€™s got it all? You just found it. Just a heartbeat away from the beauty of the Bear Creek Valley, this home puts you right in natureâ€™s front row, steps from city trails, frisbee golf, and the legendary Thrill Hill. Whether you're a daily adventurer or just into peaceful mornings with a coffee on the deck, this spot delivers. Love the outdoors and city convenience? Youâ€™re covered. Tucked in a peaceful pocket but still close to shopping and all the essentials, this place is the perfect blend of serenity and practicality. Now, letâ€™s talk about that heated detached garage; weâ€™re not just parking cars here. With its own half bath and office space, itâ€™s the ultimate workshop, man cave, she shed, or small biz HQ. Bonus points for being fully heated, wired, and ready for whatever project youâ€™re dreaming up. Inside, the home is freshly painted and move-in ready. The kitchen comes equipped with a gas range, perfect for the aspiring chef or late-night grilled cheese artist. And that massive living room window? Frame-worthy views of the valley, with guaranteed sunsets, are sure to dazzle both homeowners and guests alike. Step out onto your front deck, hot drink in hand, and soak in the peaceful beauty of your surroundings. This home offers your own personal retreat, a place to recharge, and the perfect setting to create your happy place. Need more space? The basement is your blank canvas. Gym, theater room, incredible primary suite, or creative haven, it can be whatever you dream up. The



possibilities are endless. Book your showing today and come see how this one-of-a-kind home fits your lifestyle, your dreams, and your budget!

Built in 1985

### Essential Information

MLS® #	A2207430
Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.12
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	10128 93 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0K1

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Freezer, Refrigerator, Washer/Dryer, Gas Range
Heating	Natural Gas, Boiler
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	3
Zoning	RR

### **Listing Details**

Listing Office	First Place Realty
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