

# \$186,900 - 9509 102 Street, Grande Prairie

MLS® #A2239570

**\$186,900**

3 Bedroom, 2.00 Bathroom, 775 sqft  
Residential on 0.10 Acres

Swanavon., Grande Prairie, Alberta

Now owner occupied! Clean and ready for IMMEDIATE POSSESSION! 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!

Built in 1940

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239570    |
| Price          | \$186,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 775         |
| Acres          | 0.10        |
| Year Built     | 1940        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 9509 102 Street |
| Subdivision | Swanavon.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 2T7         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 3                                                      |
| Parking        | Alley Access, Gravel Driveway, Off Street, Parking Pad |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Partial                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, City Lot, Few Trees |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Wood Frame           |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 116             |
| Zoning         | RR              |

### Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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