

10018 86 Avenue
Grande Prairie, Alberta
MLS # A2208469

\$449,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Swanavon | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,018 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Yard, Many Trees, Other, Private | | |

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|--------------------|------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, See Remarks | | |

Inclusions: DESK IN BASEMENT OFFICE, LARGE DIVIDER IN BASEMENT BETWEEN OFFICE AND FAMILY ROOM, HOSE AND ATTACHMENT, SEAL REPLACEMENT FOR GARAGE DOOR - FOUND IN GARAGE

SWANAVON, UPDATED AND WELL-CARED FOR FAMILY HOME WITH DOUBLE DETACHED GARAGE!!! THIS BEAUTIFUL, FULLY FINISHED, 3 BED AND 2 FULL BATHROOM BI-LEVEL IN SWANAVON HAS HIGH-END UPGRADES AND FINISHINGS. KITCHEN AND BATHROOMS HAVE BEEN PROFESSIONALLY MODERNIZED WITH INCREDIBLE CARE AND QUALITY. BOTH ROOFS, WINDOWS AND HWT HAVE ALL BEEN RECENTLY REPLACED; ALSO FRESH PAINT AND SOME FLOORING. IN ADDITION, THIS HOME OFFERS 2 FIREPLACES, AND LARGE FAMILY ROOMS UP AND DOWN WITH A DESIGNATED OFFICE AREA DOWNSTAIRS. THE MAIN FLOOR FAMILY ROOM ENJOYS PLENTY OF NATURAL LIGHT WITH GARDEN DOORS IN THE DINING ROOM LEADING TO A 2-TIERED DECK WITH AN INCREDIBLE, PRIVATE, FULLY FENCED YARD ENCASED IN TREES. DOUBLE-DETACHED GARAGE AND LARGE DRIVEWAY ADD ADDITIONAL QUALITY OF LIFESTYLE TO THIS HOME. SITUATED NEAR SCHOOLS, PARKS, WALKING TRAILS, SHOPPING AND SEVERAL OTHER AMENITIES.