

**10018 86 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2208469**



**\$449,900**

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

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Other                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full               | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks                  | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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.