

**10018 86 Avenue  
Grande Prairie, Alberta**

**MLS # A2208469**



**\$439,000**

<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.