

# **\$439,000 - 10018 86 Avenue, Grande Prairie**

MLS® #A2208469

## **\$439,000**

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.19 Acres

Swanavon., Grande Prairie, Alberta

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.

Built in 1971

## **Essential Information**

MLS® #                   A2208469

Price                     \$439,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.19
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	10018 86 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V0A6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Garburator, Microwave, Range Hood, Refrigerator, Washer, Gas Range, Oven, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Many Trees, Other, Private

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	42
Zoning	RR

**Listing Details**

Listing Office	2% Realty Grande
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