



GRASSROOTS
REALTY GROUP

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**10032 86 Avenue
Grande Prairie, Alberta**

MLS # A2239467



\$389,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, See Remarks		

Inclusions: Deep Freeze in basement

Situated on a beautiful large corner lot in the desirable Swanavon neighbourhood, this well-maintained bi-level home with a walk-out basement offers comfort, space, and versatility. The main floor features a bright open-concept living room with cozy wood burning stone fireplace, a dining area with French doors leading to a spacious back deck (with storage underneath)—perfect for entertaining. The kitchen boasts generous counter space and maple shaker-style cabinetry. The primary bedroom includes a convenient half bath, along with two additional nicely sized bedrooms and main bath. Enjoy the lower level with second living area featuring a gas stove, a large bedroom, full bathroom, and a spacious laundry room with walk-out access to the backyard. The fully fenced yard is ideal for families and pets, and includes a double heated garage, RV parking, underground sprinklers, and central air conditioning for year-round comfort. The private basement entrance offers endless opportunities for this property. This home truly has it all—location, space, and features—making it a must-see!