GRASSROOTS REALTY GROUP

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10112 94 Avenue
Grande Prairie, Alberta

MLS # A2288680

$650,000

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	**Age:**	1934 (92 yrs old)
Beds:	5	**Baths:**	4
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Lawn		

Heating:	Forced Air, Natural Gas	**Water:**	Public
Floors:	Hardwood, Tile, Vinyl	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RR
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Beautiful 2 Storey fully updated Home in the lovely subdivision of Swanavon - features a large fenced yard, large neighborhood trees on wide streets, back alley access to the garage & yard, & extensive nearby walking trails. The owners have done extensive renovations throughout - new shingles on the house & garage (2025), several brand new windows but all windows are newer, complete new chef's kitchen, bathrooms, new fixtures, LED lighting, maintained the lovely hardwood flooring & added some new flooring in the kitchen, bathrooms, entrances & basement, new electrical, new plumbing - nothing has been missed here for the next owner to really enjoy this home! There is almost 3000 sq.ft of total developed living space to enjoy (on 3 levels). There are 5 bedrooms, an office, 4 bathrooms (all with showers/2 tubs), 2 separate full size laundry areas (full laundry room upper level & laundry in the basement), walk in closets at both entrances & overall tons of well thought out storage areas throughout. The basement has IN FLOOR heat that is such a nice feature - there are 2 bedrooms, family room, 3 pc. bathroom & kitchenette with laundry - this space could easily be a nanny or mother-in-law suite offering a potential independent living space. The Lot is large at 65 feet wide which easily accommodates the 26' x 30' detached heated garage with 2 separate garage doors to the alley access & a single overhead door to the front driveway. Summer months you will enjoy Central Air Conditioning (a must in a 2 Storey design). This home is so nice & bright with all the windows & inviting with the wrap around front deck - truly one of a kind property!!

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