



10124 96 Avenue
Grande Prairie, Alberta

MLS # A2189491



\$320,000

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	1931 (94 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Driveway, Gravel Driveway, Outside, Parking Pad, RV Access/F		
Lot Size:	0.18 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Built-in Features, High Ceilings, Open Floorplan, See Remarks		

Inclusions: refrigerator, stove, dishwasher, washer, dryer, gazebo

Blend of past & present unites in this architecturally charming, 4 bedroom, 2 bathroom home on double City lot in the fabulous 'Swanavon' subdivision. Rich with historic pieces of days gone by including hardwood flooring, brick work, wainscoting, doors, baseboards, trim, knobs, built-in features and eye-catching filigreed vent covers. Kitchen has been updated with more modern touches: stainless steel appliances, quartz countertops, ample cabinets, stainless steel appliances, floor to ceiling subway tile & tile flooring. Main floor has 9' ceilings making the spaces so light-filled and airy. 2 bedrooms, front entry, main updated bathroom with dramatic claw-foot tub, and subtle but "make-a-statement" areas of the impressive dining and living rooms, complete the main floor. Recently painted upstairs is bright & pleasant with 2 bedrooms and brand new carpeting. Would make for a stunning loft space for your creative endeavors! Downstairs has large family room, with barn door separating the space from the utility room containing tons of storage space, laundry area, and full bathroom with walk-in shower. Practical items include 2 sump pumps & new furnace in 2020. Huge fenced backyard with mature trees and back-alley access. Plenty of room to place your boat or RV. This 2-storey is located close to the City's incredible walking & bike trail system, Thrill Hill with 18 hole Disc Golf Course, shopping, restaurants, schools, and vibrant Downtown core. Don't miss taking the 3D Tour, then contact a REALTOR today for more info or to view!