



GRASSROOTS
REALTY GROUP

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**10018 86 Avenue
Grande Prairie, Alberta**

MLS # A2208469



\$449,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Many Trees, Other, Private		

Heating: Forced Air, Natural Gas

Floors: Other

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: See Remarks

Foundation: Poured Concrete

Features: No Smoking Home, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

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.