



**GRASSROOTS**  
REALTY GROUP

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**10018 86 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2208469**



**\$449,900**

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