

**10132 93 Avenue  
Grande Prairie, Alberta**

**MLS # A2277922**



**\$469,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Fully developed home in beautiful Swanavon!!! This home has 4 bedrooms, 3 bathrooms, 1836 sq ft, and sits on 2 Lots!!! The kitchen is huge with tons of cabinets, tile floors, tile backsplash, pot lights, a corner pantry, and a desk area. The dining area leads out to a large deck and is perfect for entertaining. The formal living room has hardwood floors. The sunken family room has a wood-burning fireplace, a brick feature wall, and access to the deck. A curved stairwell takes you upstairs to 4 bedrooms!!! Primary suite has a renovated 3 piece ensuite, the front bedrooms 2 & 3 have access to the balcony, bedroom 4 and a full bathroom. The basement has another family room, laundry room, a 3 piece bathroom, and a huge storage room. The double attached garage is heated and finished. There are new windows and a new hot water tank. 2 furnaces, and a central vac. The backyard is private, fully fenced, landscaped, has mature trees, 2 large wood storage bins, and a very nice shed with power and a window. Close to K-6 Swanavon school, playground, outdoor skating rink, and Muskoseepi park walking trails. A great character home for a growing family!!! Book your showing today!!!