

**10118 96 Avenue  
Grande Prairie, Alberta**

**MLS # A2332845**



**\$649,900**

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Swanavon                                  |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | 2 Storey                                  |               |                   |
| <b>Size:</b>     | 2,168 sq.ft.                              | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Few Trees, See Remarks         |               |                   |

|                    |                             |                   |    |
|--------------------|-----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, See Remarks |                   |    |

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), gas BBQ & Garden shed

Custom-built home on two lots in Swanavon! From the moment you step inside, you'll appreciate the soaring ceilings, abundance of natural light, and thoughtfully designed layout that perfectly blends style with everyday functionality. The heart of the home is the stunning kitchen featuring crisp white cabinetry, detailed countertops, a gas range stove, a spacious island with seating, and a sink overlooking the incredible backyard, making meal prep and entertaining a pleasure. The main floor offers two generous living spaces, creating the perfect setup for family gatherings, relaxing evenings, or entertaining guests. A convenient half bathroom and main floor laundry add to the home's practical design, while the wide staircase leads you upstairs where you'll find three spacious bedrooms, a beautifully appointed main bathroom, and an impressive primary retreat. The primary suite is a true escape with its own ensuite complete with a tub and an abundance of cabinetry for exceptional storage. The oversized, heated garage is more than just a place to park. Featuring a drive-through bay and a finished upper-level office/living space with its own half bathroom, it's ideal for a home-based business, studio, guest space, or private retreat. Outside, the oversized double lot offers the kind of backyard that's becoming increasingly hard to find. Mature trees provide the perfect mix of sunshine and shade, while the spacious deck is ready for summer BBQs, morning coffee, or evenings around the fire. An RV gate and additional rear parking offer flexibility for trailers, toys, or extra vehicles. Located in the heart of sought-after Swanavon, you'll enjoy a mature neighbourhood known for its beautiful tree-lined streets, parks, and unbeatable central location. Homes with this level of craftsmanship, space, and versatility rarely come available. Don't miss your opportunity to experience everything this

exceptional property has to offer.