

# \$427,000 - 10018 86 Avenue, Grande Prairie

MLS® #A2208469

## \$427,000

3 Bedroom, 2.00 Bathroom, 1,018 sqft  
Residential on 0.19 Acres

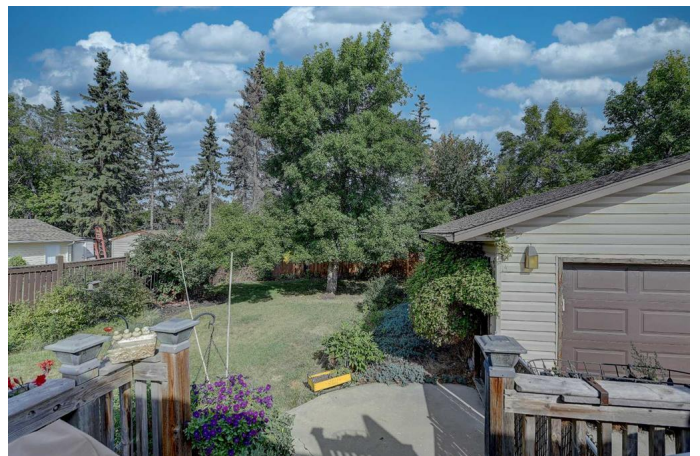
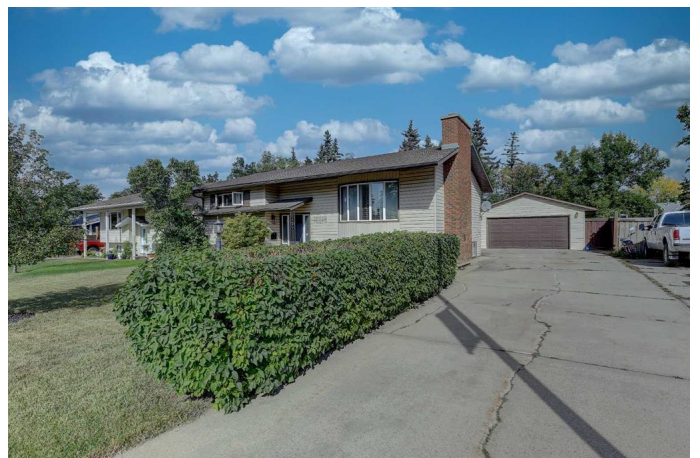
Swanavon., Grande Prairie, Alberta

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.

Built in 1971

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2208469  |
| Price  | \$427,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,018       |
| Acres          | 0.19        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10018 86 Avenue |
| Subdivision | Swanavon.       |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V0A6          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, See Remarks   |
| Appliances        | Dishwasher, Dryer, Garburator, Gas Range, Microwave, Oven, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Yard, Many Trees, Other, Private |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | See Remarks     |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 76              |
| Zoning         | RR              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | 2% Realty Grande |
|----------------|------------------|

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