

**10112 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2288680**



**\$650,000**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1934 (92 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<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>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Beautiful 2 Storey fully updated Home in the lovely subdivision of Swanavon - features a large fenced yard, large neighborhood trees on wide streets, back alley access to the garage & yard, & extensive nearby walking trails. The owners have done extensive renovations throughout - new shingles on the house & garage (2025), several brand new windows but all windows are newer, complete new chef's kitchen, bathrooms, new fixtures, LED lighting, maintained the lovely hardwood flooring & added some new flooring in the kitchen, bathrooms, entrances & basement, new electrical, new plumbing - nothing has been missed here for the next owner to really enjoy this home! There is almost 3000 sq.ft of total developed living space to enjoy (on 3 levels). There are 5 bedrooms, an office, 4 bathrooms (all with showers/2 tubs), 2 separate full size laundry areas (full laundry room upper level & laundry in the basement), walk in closets at both entrances & overall tons of well thought out storage areas throughout. The basement has IN FLOOR heat that is such a nice feature - there are 2 bedrooms, family room, 3 pc. bathroom & kitchenette with laundry - this space could easily be a nanny or mother-in-law suite offering a potential independent living space. The Lot is large at 65 feet wide which easily accommodates the 26' x 30' detached heated garage with 2 separate garage doors to the alley access & a single overhead door to the front driveway. Summer months you will enjoy Central Air Conditioning (a must in a 2 Storey design). This home is so nice & bright with all the windows & inviting with the wrap around front deck - truly one of a kind property!!