

**10132 93 Avenue
Grande Prairie, Alberta****MLS # A2243857****\$528,000**

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,863 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	See Remarks	Utilities:	-
Features:	Kitchen Island, No Animal Home, Storage		

Inclusions: Clothing Closet in basement

10132 93rd ave in coveted Swanavon is an absolute stunner and is ready for purchase! Located on a corner double lot, this immaculate home has large square footage, recently painted walls and has been meticulously maintained. The curved staircase and massive dining room is welcoming as you enter this fantastic home, the front window illuminates the dining room and highlights the hardwood flooring and size of this beautiful space that's made for entertaining or family dinners. The kitchen has lots of room for cooking and baking, complete with a corner pantry and built in desk. Need cupboard space, counter space as well as an island? this kitchen checks all the boxes! The secondary dining room/breakfast area has an amazing set of patio sliding doors that brings in natural lighting keeping it bright and cheerful. The living room has a fantastic white brick feature wall that includes a wood fireplace it also has nice big sliding patio doors that give lovely lighting and easy access to the back deck. Upstairs is where you'll find 4 good sized bedrooms and the main bathroom, the large primary bedroom has a 3 piece ensuite bathroom that has a brand new never used tiled shower and a retro sink. There is a balcony on the second floor that has an amazing view with access from both bedrooms on that side. Downstairs you'll find a large open space great for adding a bedroom or an additional living room, here you'll find a 3 piece bathroom with a tiled shower. Additionally there is a large storage room located in the huge basement. The back yard is MASSIVE and is perfect for entertaining with two large decks and lots of space for children and/or dogs to enjoy! The back yard boasts a shed and a heated shop that has electricity plus so much more (ask for additional info :) The double garage has just been fitted with a BRAND NEW GAS GARAGE HEATER that has been

professionally installed. Items of note: Dual furnaces,Shingles in 2020