

**10124 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2189491**



**\$320,000**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	1931 (94 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Gravel Driveway, Outside, Parking Pad, RV Access/F		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, Open Floorplan, See Remarks		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer, gazebo

Blend of past & present unites in this architecturally charming, 4 bedroom, 2 bathroom home on double City lot in the fabulous 'Swanavon' subdivision. Rich with historic pieces of days gone by including hardwood flooring, brick work, wainscotting, doors, baseboards, trim, knobs, built-in features and eye-catching filigreed vent covers. Kitchen has been updated with more modern touches: stainless steel appliances, quartz countertops, ample cabinets, stainless steel appliances, floor to ceiling subway tile & tile flooring. Main floor has 9' ceilings making the spaces so light-filled and airy. 2 bedrooms, front entry, main updated bathroom with dramatic claw-foot tub, and subtle but "make-a-statement" areas of the impressive dining and living rooms, complete the main floor. Recently painted upstairs is bright & pleasant with 2 bedrooms and brand new carpeting. Would make for a stunning loft space for your creative endeavors! Downstairs has large family room, with barn door separating the space from the utility room containing tons of storage space, laundry area, and full bathroom with walk-in shower. Practical items include 2 sump pumps & new furnace in 2020. Huge fenced backyard with mature trees and back-alley access. Plenty of room to place your boat or RV. This 2-storey is located close to the City's incredible walking & bike trail system, Thrill Hill with 18 hole Disc Golf Course, shopping, restaurants, schools, and vibrant Downtown core. Don't miss taking the 3D Tour, then contact a REALTOR today for more info or to view!