

# \$389,900 - 10032 86 Avenue, Grande Prairie

MLS® #A2239467

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.19 Acres

Swanavon., Grande Prairie, Alberta

Situated on a beautiful large corner lot in the desirable Swanavon neighbourhood, this well-maintained bi-level home with a walk-out basement offers comfort, space, and versatility. The main floor features a bright open-concept living room with cozy wood burning stone fireplace, a dining area with French doors leading to a spacious back deck (with storage underneath)â€”perfect for entertaining. The kitchen boasts generous counter space and maple shaker-style cabinetry. The primary bedroom includes a convenient half bath, along with two additional nicely sized bedrooms and main bath. Enjoy the lower level with second living area featuring a gas stove, a large bedroom, full bathroom, and a spacious laundry room with walk-out access to the backyard. The fully fenced yard is ideal for families and pets, and includes a double heated garage, RV parking, underground sprinklers, and central air conditioning for year-round comfort. The private basement entrance offers endless opportunities for this property. This home truly has it allâ€”location, space, and featuresâ€”making it a must-see!



Built in 1971

### Essential Information

MLS® #	A2239467
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.19
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	10032 86 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0A6

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks, French Door
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas, Fireplace(s), See Remarks, Wood

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Street Lighting, Few Trees, See Remarks, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	4
Zoning	RR

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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