

# \$469,900 - 10132 96 Avenue, Grande Prairie

MLS® #A2223128

**\$469,900**

4 Bedroom, 4.00 Bathroom, 1,691 sqft

Residential on 0.12 Acres

Swanavon., Grande Prairie, Alberta

Nestled in the mature, tree-lined neighbourhood of Swanavon, this beautifully updated 2-storey character home effortlessly blends timeless charm with modern luxury.

From the moment you arrive, you'll appreciate this newer home's curb appeal and welcoming feel, situated on a spacious irrigated lot with a fully fenced backyard. Located close to picturesque walking/biking trails, schools and winter tobogganing hills.

Step inside to discover a bright and sunny main floor featuring a warm family room and formal dining area, all enhanced by rich hardwood flooring. The stunning chef's kitchen is the heart of the home, complete with high-end appliances, counter seating, and generous storage, including two pantries—one of which is a walk-in. The cozy breakfast nook with built-in bench seating overlooks the private, treed backyard, creating a serene space to start your day. A convenient 2-piece bathroom completes the main level. Upstairs, the spacious primary suite includes a walk-in closet and luxurious 4-piece ensuite with a relaxing jetted tub. Two additional bedrooms and another full bathroom provide ample space for family or guests.

The fully developed basement offers a large family room, an additional bedroom with a walk-in closet, a 3-piece bathroom, a spacious storage room, and a dedicated laundry area with a laundry sink.

Outside is where this home truly shines. Enjoy summer evenings on the stamped concrete



patio or the two-tiered deckâ€”partially covered for year-round barbecuingâ€”all surrounded by mature trees offering privacy and beauty. A large 24x24 detached garage with two 10-ft overhead doors provides ample room for parking and storage. Central air conditioning ensures comfort during hot summer days. This rare gem in Swanavon offers space, style, and character in one of Grande Prairieâ€™s most beloved neighborhoods. Donâ€™t miss your chanceâ€”book your showing today!

Built in 1992

**Essential Information**

MLS® #	A2223128
Price	\$469,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,691
Acres	0.12
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	10132 96 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8W 0M6

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Pantry

Appliances Central Air Conditioner, Dishwasher, Double Oven, Dryer, Freezer, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Landscaped, Private, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Aluminum Siding, Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 26th, 2025

Days on Market 27

Zoning 713160

### Listing Details

Listing Office RE/MAX Grande Prairie

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