

# **\$528,000 - 10132 93 Avenue, Grande Prairie**

MLS® #A2243857

## **\$528,000**

4 Bedroom, 3.00 Bathroom, 1,863 sqft

Residential on 0.18 Acres

Swanavon., Grande Prairie, Alberta

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 3 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

Built in 1975

### Essential Information

MLS® #	A2243857
Price	\$528,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,863
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	10132 93 Avenue
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 0K1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Other, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Private
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete, Combination, ICF Block

## Additional Information

Date Listed	August 10th, 2025
Days on Market	1
Zoning	RR

## Listing Details

Listing Office	Royal LePage - The Realty Group
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