



10120 96 Avenue
Grande Prairie, Alberta

MLS # A2307806



\$335,000

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	1925 (101 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Blinds, Shed

Discover the perfect blend of historic character and modern sophistication in this stunning, 1,536 sqft home located in the highly desirable Swanavon neighborhood. Stripped down to the studs and meticulously rebuilt with high-quality craftsmanship, this residence feels entirely new while boasting a remarkably solid structure. The magazine-worthy interior showcases an exquisite eye for design, featuring a gorgeous brick interior chimney, custom steel stairs with timber treads, and stylish shiplap tongue-and-groove ceiling accents that add depth and warmth. The heart of the home is a bright white kitchen highlighted by a classic farmhouse sink, subway tile backsplash, and modern appliances, all flowing seamlessly onto durable, trendy vinyl plank flooring that extends throughout the home. Thoughtful functional design include a convenient main floor laundry room, a master bedroom on the main, a versatile office space, and beautifully tiled bathrooms, all underpinned by brand-new electrical, plumbing, and insulation for ultimate peace of mind. Upstairs includes a large bedroom, full bathroom, sitting area and a loft area with closet perfect for potential 3rd bedroom space. Outdoor living is equally inviting, offering a fully fenced yard with a shed, a lovely open back deck, back alley access and a wonderful covered rear area perfect for BBQing and relaxing. Conveniently situated near the serene Bear Creek walking trails, the expansive green space of Muskoseepi Park, and all the convenience of downtown shopping, this is a truly unique, non-cookie-cutter home that offers an unparalleled lifestyle in a great location.