



GRASSROOTS
REALTY GROUP

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8512 100A Street
Grande Prairie, Alberta

MLS # A2220998



\$549,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Swanavon | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,965 sq.ft. | Age: | 1972 (53 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage T | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | City Lot, Front Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Many Tre | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Pantry, Vinyl Windows | | |

Inclusions: 2 sheds, greenhouse, basement tv and wall bracket, woodshed, attached garage shelving and workbench, OH Garage Heater. Note: Fridge and Freezer in Kitchen are separate units with a kit that goes around them to create a look of one appliance.

Do not miss out on this SWANAVON Beauty! If you are looking for a fully renovated family sized home in one of Grande Prairie's most coveted neighborhoods, you won't want to miss this home as this is only the third time it's come to market in over 47 years. Located on a quiet side street this property is close to parkland and trails. The large, private yard is a mixture of mature trees, open lawn, flower beds, a garden and a beautiful deck to relax on. The main level of the home has been fully renovated. Across the back of the home there is a new kitchen complete with high-end appliances, a pantry and a large dining area, plus there is a family room with a cozy wood-burning fireplace with all of these rooms having unobstructed views into the backyard. At the front of the home there is a spacious living room off the foyer. A half bath completes the main level. Upstairs there are 4 bedrooms with the master having its own ensuite, while the others share the four-piece main bath. The downstairs has also been updated with a large rumpus room, a fifth bedroom, a fourth bathroom, sauna and an oversized laundry/storage room. While this home has been extensively updated over the years, the current owners have been careful to have maintained the charm that comes with homes located in Swanavon. Some of these updates over the years include a new kitchen with high-end appliances, flooring (hardwood, tile and vinyl plank), paint, lighting, shingles, two furnaces, a hot water heater and over 70% of the windows. The attached double garage is finished with a heater, workbench, built-in shelving, a new OH door and opener as well as a new floor with a drain/sump. Outside the deck has been updated, there's a new fence and the front step have been replaced. If you have been looking for an updated large family home in sought after Swanavon be

sure to book your private viewing soon.