



GRASSROOTS
REALTY GROUP

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9413 102 Street
Grande Prairie, Alberta

MLS # A2223565



\$429,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1942 (83 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Private, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RR
Utilities:	-

Inclusions: Sauna, flower beds

ABSOLUTELY STUNNING, UPDATED CORNER-LOT BUNGALOW ON THE PARK IN SWANAVON! This home radiates charm and character, nestled on a spacious corner lot in one of Grande Prairie's most beloved neighbourhoods—right on the iconic 'twisties' and just steps from the city's largest trail system. Nicely updated over the past few years, this bungalow combines timeless appeal with modern updates. Improvements include newer windows, roof, appliances, flooring, fresh interior and exterior paint, renovated bathrooms, fully finished basement, and more. Step inside to find original hardwood floors and an abundance of natural light filling the spacious living and dining areas. The kitchen features classic white appliances, painted cabinets, tile floors and counters, a farmhouse sink, and a cozy breakfast nook, with live-edge eating area. A 10' x 20' sunroom addition off the kitchen offers the perfect space for morning coffee, plant life, or your home office. The main level includes two bright, generously sized bedrooms and a beautiful 4-piece bathroom complete with a clawfoot tub. Downstairs, the fully developed basement includes two additional bedrooms, a full bathroom, laundry area, and a large family room—ideal for growing families or guests. The outdoor space is where this home truly shines. Situated on a DOUBLE LOT, the beautifully landscaped yard is filled with mature trees, flowering shrubs, hedges, raised flower beds, and multiple perfect spots for a hammock or quiet reading. Recent additions include a newly constructed cedar outdoor sauna, a brand new fence for added privacy. A double detached garage (double-long) with alley and street access, plus an oversized driveway with room for an RV, adds functionality to this already exceptional property. Rarely does a home like this come along in

Swanavon—with unmatched character, location, and thoughtful updates throughout. Pure magic!