



**GRASSROOTS**  
REALTY GROUP

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**10103 95 Avenue Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231635**



**\$599,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,620 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Detached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Granite Counters, High Ceilings		

**Inclusions:** N/A

Discover a rare gem in the heart of Swanavon—this luxurious 4-bedroom, 3-bathroom home offers over 2,620 sq ft of completely renovated living space, nestled on an immaculate triple lot. Featuring high-end finishes throughout, this property blends timeless elegance with modern comfort in one of Grande Prairie's most sought-after neighborhoods. The heart of the home is a stunning chef's kitchen and expansive open living area, perfect for entertaining. Retreat to the primary suite, complete with a truly spectacular ensuite and custom spa-style shower. Upstairs, a bright and cozy loft with a covered balcony offers the ideal space for a kids' play area, home office, or a quiet reading nook where you can relax and soak in views of the beautifully landscaped backyard, complete with a firepit and surrounded by nature. A rare find, the property also includes a detached, heated triple-car garage, providing space for your vehicles, toys, and workshop needs. Located just steps from walking trails, tennis courts, and top-rated elementary schools, this home delivers lifestyle, space, and luxury all in one package.