



**GRASSROOTS**

REALTY GROUP

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**8517 101 Street  
Grande Prairie, Alberta**

**MLS # A2307339**



**\$469,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,060 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Now available in Swanavon, this beautifully maintained home at 8517 101 Street is listed at \$469,900 and is perfect for a growing family looking for space, comfort, and a layout that truly works. Don't let the front fool you — this home just keeps going, offering over 2,000 sq. ft. of living space in a well-designed four-level split built in 1972. Inside, you'll find four bedrooms and two and a half bathrooms, giving everyone their own space while still feeling connected. The multi-level layout creates a natural flow for everyday living, whether it's busy mornings, cozy evenings, or hosting friends and family. This home has been very well cared for over the years, with important updates already completed, including a furnace that's only four months old, a hot water tank around five years old, and windows and shingles updated approximately 13 years ago. Two fireplaces, one wood-burning and one gas, add warmth and character, while the year-round sunroom offers a bright space to relax in any season. Outside, the landscaped yard features mature trees, garden beds, and a solid fence, making it ideal for kids, pets, and outdoor enjoyment. The finished and heated garage is another bonus, especially for Alberta winters. Homes like this don't come along often in such a desirable area—contact your REALTOR® to book a viewing.