



10015 89 Avenue  
Grande Prairie, Alberta

MLS # A2313750



**\$449,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<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>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer.

Welcome to this beautifully updated bungalow in the desirable Swanavon neighbourhood, located on a quiet side street directly across from Swanavon School. This well cared for home offers a fantastic combination of character, updates, and functional space both inside and out. The main floor features a bright and open living and dining area, 3 bedrooms upstairs, and stunning character style original hardwood floors that add warmth and charm throughout the home. Both bathrooms in the property have been completely renovated, and new carpet adds comfort and freshness to the lower level. Downstairs you’ll find a generous family room, dedicated laundry room, gym area, a 4th bedroom, and an additional full bathroom, creating plenty of flexible space for families, guests, or hobbies. Outside, the fully fenced yard offers tons of room to enjoy, along with an oversized double garage, RV parking, extra storage, and a paved driveway. Located in a mature neighbourhood close to schools, parks, and amenities, this move in ready home offers the perfect blend of character and modern updates. Book your showing today.