



**9204 100 Street
Grande Prairie, Alberta**

MLS # A2320624



\$409,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: REFRIGERATOR X 2, STOVE X 2, DISHWASHER X 2, WASHER X 2, DRYER X 2

Welcome to this extensively renovated home located on a quiet, tree-lined street in the highly sought-after neighbourhood of Swanavon. Situated on a large lot with a single attached garage, this property has been beautifully transformed from top to bottom and offers exceptional versatility for homeowners and investors alike. The bright and modern main level features an open-concept design with a stunning new kitchen complete with quartz countertops, stylish cabinetry, updated appliances(upstairs), and a spacious living area highlighted by a sleek electric fireplace feature wall. The main floor offers two bedrooms and a beautifully renovated full bathroom, creating a comfortable and functional living space. Recent upgrades include flooring, lighting, plumbing, electrical, paint, fixtures, and much more. The fully developed basement is accessed through its own separate entrance and features a second kitchen, two bedrooms, a full bathroom, separate laundry, and a large living area, providing excellent flexibility for extended family, guests, or multi-generational living. Additional updates include a brand-new hot water tank installed in June 2026, adding further value and peace of mind for the new owners. Every detail of this home has been thoughtfully updated, creating a truly move-in-ready property with modern finishes throughout. Located close to schools, parks, walking trails, and all amenities, this Swanavon gem combines style, functionality, and location. A rare opportunity to own a beautifully renovated home with endless possibilities.