



GRASSROOTS
REALTY GROUP

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10128 85 Avenue
Grande Prairie, Alberta

MLS # A2326545



\$499,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,116 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, No Neighbours Behind, T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Ultimate Private Oasis in Swanavon -'Acreage' Living, City Convenience. Rarely do you find a property that offers the tranquility of a country estate with the convenience of city life. Tucked away at the end of a quiet cul-de-sac in desirable Swanavon, this oversized 10,540 sq. ft. pie-shaped lot backs directly onto the Bear Creek ravine, offering unmatched privacy and a stunning canopy of mature trees. Inside, this classic 1972 bi-level has been meticulously revitalized. The main floor features a spacious kitchen, built-in shelving, and a master suite complete with a walk-in closet and ensuite. Recent updates provide modern peace of mind, including brand new shingles (April 2026), a basement refresh with new flooring, and a fully renovated bathroom and laundry room (note the heated floors). For the cinephile, the basement boasts a dedicated theatre room-now enhanced with a new surround sound system. Efficiency is front and center with R60 attic insulation and automatic blackout blinds in the bedrooms. Step outside to your private sanctuary featuring a garden oasis and a separate basement entry. 22x24 detached heated garage is a standout featuring l-o-o-ng driveway for plenty of outdoor parking. It was completely redone with new doors, windows, newer heater with smart thermostat and smart technology garage door opener. Motion sensor floodlights add security. This is more than a home; it's a retreat that must be seen to be believed.