



GRASSROOTS
REALTY GROUP

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8805 102 Street
Grande Prairie, Alberta

MLS # A2209010



\$530,000

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Freshly sodded front yard Nestled in the highly sought-after Swanavon neighbourhood, this practically brand new bungalow presents a unique opportunity in a mature area with an executive feel. Boasting four well-appointed bedrooms and three modern bathrooms. Set on a generous 747 square metre double lot, the property offers a picturesque vista overlooking Thrill Hill, creating a serene backdrop for both relaxation and entertainment. The fully fenced private yard is a blank canvas for your landscaping dreams, while already providing space for a potential future garage, complete with underground power conduit. Having undergone an extensive renovation, this residence combines the assurance of a solid original foundation with the excitement of a virtually new build. The stylish metal siding complements the original exterior brick. All upgraded 100 amp electrical panel, ensuring a neat and secure electrical system. Inside, the kitchen is a culinary delight featuring sleek high-end appliances, a central island with a wine bar, quartz countertops, and a splendid view of the backyard. The main living room has a patio door leading to the front deck and an option to add a gas fireplace if desired. The master suite offers a cozy seperated space, complete with an ensuite, walk-in shower, walk-in closet and a cleverly concealed laundry chute. Another bedroom and main bathroom complete this floor. The lower level boasts a vast recreation room, two sizeable bedrooms, a full bathroom, laundry room, ample storage and secluded utilities. Additional perks include a new front and rear deck, a gas BBQ line, and a freshly paved driveway. Bright, airy, and brimming with top-of-the-line spray insulation, this fully finished home promises comfort and lower utility bills. Seize the opportunity to acquire a home that merges style, space, and a prime location into one irresistible package.

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