



GRASSROOTS
REALTY GROUP

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9111 102 Street
Grande Prairie, Alberta

MLS # A2217114



\$374,900

Division:	Swanavon		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

Charming Updated Character Home in Sought-After Swanavon Discover the perfect blend of charm and modern updates in this beautifully renovated 1948 home located on a spacious lot in the desirable Swanavon area of Grande Prairie. This stylish 2-bedroom, 1-bathroom story and a half features thoughtful updates throughout, with a fully finished upper loft offering an ideal flex space and the potential to add a second bathroom. Step inside to find warm wood tones, exposed brick accents, and vaulted ceilings with rustic beams that give the loft its cozy, cabin-like feel. The main floor showcases a bright, modern kitchen with stainless steel appliances, large windows that flood the space with natural light, and a stunning bathroom featuring bold design elements and matte black fixtures. The fully finished basement provides versatile living space, including a dedicated area for a home office, a spacious family or recreation room, storage, and a laundry room. Outside, enjoy a huge front deck perfect for relaxing or entertaining, and a private backyard framed by mature trees and alley access. The lot offers ample room for future development or garden space. Swanavon Neighbourhood Highlights: Swanavon is one of Grande Prairie's most established and charming neighbourhoods, known for its mature trees, character homes, and proximity to downtown. Families and professionals alike enjoy easy access to parks, schools, trails, and all the amenities of the city core, while still feeling tucked away in a peaceful, community-oriented setting.