



**GRASSROOTS**  
REALTY GROUP

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10120 85 Avenue  
Grande Prairie, Alberta

MLS # A2231606



**\$599,900**

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,728 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neighbours Bel		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt, Other	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds

Beautifully renovated Bungalow in Swanavon! One of the best locations in GP! Upstairs you will find a renovated space that includes a new kitchen, hardwood floors, lots of windows (many of them updated) shiplap/wood ceiling, fireplace feature wall and many more details you would appreciate! Down a short hallway you will find a bathroom bedroom and a magazine worthy master bedroom/closet/bathroom setup. The basement is fully finished with a living area, bedroom, bathroom, sauna room and an entrance into the garage. The garage is finished and heated. One really nice feature is the solarium all season room. It offers a great functional space to hang out, watch the fire, play games, an extra entrance and much more. The yard is private, backs onto green space, has a firepit, shed, woodshed and really needs to be seen to be appreciated. Thank you for reading. Contact your favorite agent to view.