



**9011 102 Street  
Grande Prairie, Alberta**

**MLS # A2292859**



**\$549,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,372 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** Pool table, Shed.

Don't miss this opportunity to own one of the nicest lots in Swanavon! Located on the corner of 90th Avenue and 102 Street, this beautiful property is surrounded by mature trees and offers easy access to green space, walking trails, parks, and scenic views of Bear Creek. This large, modernized bungalow has seen many updates while still maintaining the charm and character of its era. The open kitchen and dining area overlook the backyard and feature patio doors leading to a spacious two-tiered deck perfect for relaxing or entertaining. The front living room is expansive and filled with natural light from the large west-facing window, offering lovely views toward Bear Creek. The main floor also includes three good-sized bedrooms and a full bathroom. The fully developed basement offers a large recreation room complete with a pool table that will remain with the home. You'll also find a spacious four-piece bathroom with a Jetted-air tub and separate shower, along with an additional bedroom featuring a walk-in closet. This is a unique property in a highly desirable location and truly a must-see!