



10111 95 Avenue
Grande Prairie, Alberta

MLS # A2158415



\$429,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1941 (83 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: Greenhouse, Storage Racks in Garage, Chest Freezer Downstairs, Metal Shelving Unit in Basement Closet, Security System.

Charming Bungalow in the Heart of Swanavon Discover this beautifully preserved 1941 bungalow, nestled on a quiet, tree-lined street in the highly sought-after Swanavon neighborhood. Swanavon is one of Grande Prairie's most cherished communities, known for its historic charm, friendly atmosphere, and proximity to scenic trails—a perfect blend of old-world character and modern convenience. Step inside and be welcomed by the timeless elegance of original hardwood floors that flow throughout the main level. The heart of this home is the completely renovated, open-concept kitchen, dining, and living area. The kitchen is a blend of classic style and contemporary function, featuring modern appliances, a breakfast bar, and a butcher block countertop that adds both beauty and smart storage solutions. The main floor also includes two cozy bedrooms and a recently upgraded bathroom that exudes comfort and modern design. The fully finished basement expands your living space with three additional bedrooms, bringing the total to five, along with a spacious, multi-purpose family room perfect for gatherings. The basement also boasts in-floor heating, run by a completely updated water system, ensuring comfort year-round. A luxurious, newly renovated 4-piece bathroom adds a touch of indulgence to this level. Outside, your private backyard oasis awaits. It features mature trees, a freshly sodded lawn, thoughtful landscaping, and even a greenhouse for the gardening enthusiast. Whether you're looking to relax or entertain, this backyard has you covered. For those who need extra space, the 23.5 x 26 ft double detached garage is a standout feature. Insulated and heated, with dual overhead doors and a 10 ft ceiling, it offers abundant storage in the accessible attic. Whether you're a mechanic, carpenter, or hobbyist, this garage is ready to meet

your needs. An additional parking pad provides ample space for your RV or camper. This home offers the perfect blend of historic charm and modern amenities in one of Grande Prairie's most beloved neighborhoods. Don't miss out on this unique opportunity—book your showing today!