

\$530,000 - 8805 102 Street, Grande Prairie

MLS® #A2209010

\$530,000

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Residential on 0.18 Acres

Swanavon., Grande Prairie, Alberta

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.

Built in 1957

Essential Information

MLS® #	A2209010
Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,193
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8805 102 Street
Subdivision	Swanavon.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 2S6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Views
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	122
Zoning	RR

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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