

# \$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, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
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	82
Zoning	RR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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