

10104 89 Avenue
Grande Prairie, Alberta

MLS # A2324494



\$449,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,307 sq.ft.	Age:	1966 (60 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Garden, (

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows

Inclusions: Garage Heater, Hot Tub

Welcome Home to Swanavon! Beautifully renovated from top to bottom, inside and out, this move-in ready bungalow perfectly blends timeless charm with modern style in one of Grande Prairie's most sought-after neighbourhoods. From the moment you step inside, you're greeted by an abundance of natural light pouring through oversized windows, creating a bright, airy atmosphere throughout the open-concept main living space. The thoughtfully updated kitchen features crisp white cabinetry, stylish finishes, quality appliances, and a versatile movable island—perfect for everyday living or entertaining family and friends. Offering over 2,100 sq. ft. of developed living space, this home features 4 bedrooms and 2 full bathrooms, providing plenty of room for growing families or guests. The fully developed basement offers a spacious family room, a generous bedroom with walk-in closet, and a large 4pc bathroom. With separate front and side entrances to the home, this lower level could easily turn into an income-generating suite. Extensive updates throughout the home provide total peace of mind, including newer windows, vinyl plank flooring, paint, lighting, high-efficiency furnace, hot water tank, shingles, Hardie board siding, additional attic insulation, upgraded exterior insulation, soffits, fascia and eavestroughs—allowing you to simply move in and enjoy. The original brick fireplace was closed off on the interior of the home, and thoughtfully opened up to the exterior deck — which is brand new with composite decking, cedar gazebo and of course string lights to really up the moodiness. When those stars come out and the included hot tub opens up, you will escape to another world entirely. Situated on a large corner lot with back lane access, the property also features a heated, insulated detached single garage, with brand

new overhead door and motor. With a partially new fully fenced yard, mature landscaping, and central air conditioning, you have year-round comfort inside and out. Location truly sets this property apart. Nestled in the heart of Swanavon, you're just steps from Swanavon School, the outdoor rink, Thrill Hill, scenic walking trails, parks, and one of Grande Prairie's most family-friendly communities—where neighbourhood bunnies are often your morning visitors. This is the kind of home that simply feels good the moment you walk through the door. Stylish, functional, and meticulously cared for, it's ready for its next chapter. Are you ready for yours? Call your trusted Realtor today, and book a private tour of this stunning home.