

**10120 85 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2231606**



**\$599,900**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neighbours Bel		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds

Beautifully renovated Bungalow in Swanavon! One of the best locations in GP! Upstairs you will find a renovated space that includes a new kitchen, hardwood floors, lots of windows (many of them updated) shiplap/wood ceiling, fireplace feature wall and many more details you would appreciate! Down a short hallway you will find a bathroom bedroom and a magazine worthy master bedroom/closet/bathroom setup. The basement is fully finished with a living area, bedroom, bathroom, sauna room and an entrance into the garage. The garage is finished and heated. One really nice feature is the solarium all season room. It offers a great functional space to hang out, watch the fire, play games, an extra entrance and much more. The yard is private, backs onto green space, has a firepit, shed, woodshed and really needs to be seen to be appreciated. Thank you for reading. Contact your favorite agent to view.