

**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.