

**10103 95 Avenue
Grande Prairie, Alberta**

MLS # A2260168



\$564,900

Division:	Swanavon		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,620 sq.ft.	Age:	1948 (77 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Discover a rare gem in the heart of Swanavon—this luxurious 4-bedroom, 3-bathroom home offers over 2,620 sq ft of completely renovated living space, nestled on an immaculate triple lot. Featuring high-end finishes throughout, this property blends timeless elegance with modern comfort in one of Grande Prairie's most sought-after neighborhoods. The heart of the home is a stunning chef's kitchen and expansive open living area, perfect for entertaining. Retreat to the primary suite, complete with a truly spectacular ensuite and custom spa-style shower. Upstairs, a bright and cozy loft with a covered balcony offers the ideal space for a kids' play area, home office, or a quiet reading nook where you can relax and soak in views of the beautifully landscaped backyard, complete with a firepit and surrounded by nature. A rare find, the property also includes a detached, heated triple-car garage, providing space for your vehicles, toys, and workshop needs. Located just steps from walking trails, tennis courts, and top-rated elementary schools, this home delivers lifestyle, space, and luxury all in one package.