



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8914 103 Avenue
Grande Prairie, Alberta

MLS # A2223678



\$309,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,013 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls (Everything is as is)

Welcome to this spacious 4-level split located in Ivy Lake Estates close to schools, parks, shopping and more! The main floor offers a bright living room and a well-appointed kitchen with an abundance of cabinetry, plus patio doors providing easy access to the backyard—ideal for entertaining or enjoying your morning coffee. Upstairs, you’ll find three comfortable bedrooms and a full bathroom. The third level features convenient access to the attached double garage, a cozy family room with a wood-burning fireplace, a dedicated office space, and a second bathroom. The fourth level includes a fourth bedroom and laundry area with an additional unfinished living space, offering great separation and privacy for guests or teens. With a fully fenced, landscaped yard and a functional layout, this home is full of potential with plenty of room to live, work, and relax in comfort. Book your showing today!