



GRASSROOTS
REALTY GROUP

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**9031 104 Avenue
Grande Prairie, Alberta**

MLS # A2228974



\$349,000

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: none

Welcome to 9031 104 Ave in Grande Prairie! This fantastic 1144 sq. ft. bi-level offers incredible value for a growing family or anyone needing extra space. Step inside to a bright, open-concept kitchen and living area, perfect for entertaining. The main floor features two generous bedrooms, including the primary suite which boasts a large walk-in closet and a private ensuite bathroom. Downstairs, a fully finished rec room provides the perfect space for movie nights or a kids' play area. You'll also find two additional bedrooms and a storage room, offering plenty of space for everyone. The exterior of this property truly shines. A brand-new roof was installed in 2023, and you can enjoy year-round comfort with the newer high-efficiency furnace and central A/C. The massive 75-foot driveway leads to an additional 45-foot gravel parking pad, complete with new fencing—ideal for your RV, boat, or work trailer! Relax and unwind in the beautifully treed and private backyard. Don't miss out on this move-in-ready home with major updates already completed. Schedule your private showing today!