



**GRASSROOTS**  
REALTY GROUP

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

8841 104 Avenue  
Grande Prairie, Alberta

MLS # A2236383



**\$299,900**

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Central, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Vinyl Windows

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

Inclusions: none

Welcome to this charming 3-bedroom, 1.5-bathroom home located on a spacious corner lot in the desirable community of Ivy Lake Estates. Perfect for first-time buyers or small families, this fully developed gem offers a warm and functional layout with great outdoor space to match. Step inside and you’ll find a bright main floor featuring a cozy living area, functional kitchen, and dining space that opens up to a large deck—ideal for entertaining or enjoying your morning coffee. With two bedrooms upstairs and a third downstairs, there’s room to grow without compromising comfort. Outside, the home shines with thoughtful landscaping, a fully fenced yard, fire pit, and two storage sheds to keep everything organized. Whether you’re hosting friends around the fire or letting the kids run free, this yard has the space and potential to make it your own.