



GRASSROOTS
REALTY GROUP

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106, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A2237859



\$275,000

Division:	Ivy Lake Estates		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,267 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds

Rare Find in Ivy Lake Villas & Double Attached Garage! Now with Sellers credit of 6 months of Condo fees. This freshly updated 3-bedroom, 2.5-bath townhouse is more than move-in ready&it's the perfect blend of comfort, style, and convenience in one of Grande Prairie's most desirable communities. What sets this home apart? It's the only unit currently available with a double attached garage&a true game-changer for Alberta winters and for anyone who values extra storage and parking space. Inside, you'll love the fresh, modern feel: Bright, open-concept kitchen with stainless steel appliances and plenty of natural light. Recent upgrades throughout, including new paint, trim, and carpet. Convenient main-floor laundry for everyday ease. Upstairs offers three comfortable bedrooms, including a spacious primary with ensuite, making it ideal for families, downsizers, or anyone seeking low-maintenance living without compromise. This home has been owner-occupied and lovingly maintained, so you can skip the projects and start enjoying it right away. Located in Ivy Lake Villas, you'll be close to parks, walking trails, schools, and shopping&everything you need within minutes. Opportunities like this don't come often&book your private showing today!