



GRASSROOTS
REALTY GROUP

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

**116, 9140 101 Avenue
Grande Prairie, Alberta**

MLS # A2240822



\$219,900

Division:	Ivy Lake Estates		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,034 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 432
LLD:	-
Zoning:	RM
Utilities:	-

Inclusions: n/a

Immediate possession! 3 beds & 2 baths house!!! Whether you are a First Time Home Buyer or an Investor, this house shows really well. This 2 storey very well maintained, cared with love, has nice large windows in living room to let in lots of natural light , saving money on your utility bills. Main level has Open living concept with kitchen, dinning area, living room and 3pcs bathroom & lots of storage closets. Step down wooden deck to enjoy the beautiful sunshine or entertain guests for BBQ. The upper level has 3 good sized bedrooms and 3pcs bathroom with windows in all rooms, letting in lots of natural light. The basement is beautifully finished having an big entertainment room and study/ hobby area. There is a provision for an additional bathroom (plumbed) in the basement. Lots of storage. This unit comes with 1 assigned parking. There is also extra/visitors parking in the middle of complex. Affordable condo fees of 432.17 per month includes water, garbage, snow removal, lawn maintenance, Outer maintenance on everything outside the unit. Roof shingles recently done.