



**GRASSROOTS**  
REALTY GROUP

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

124, 9140 101 Avenue  
Grande Prairie, Alberta

MLS # A2257531



**\$234,000**

Division:	Ivy Lake Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,177 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer.

Welcome to this updated and stylish 3-bedroom home that's move-in ready! Step inside to a spacious entryway with a large closet, perfect for keeping everything organized. The modern kitchen features stainless steel appliances and plenty of storage, while the dining area offers access to a sunny south-facing patio. The bright living room is accented by a large window, and a convenient half-bath is perfect for guests. Upstairs, the primary bedroom includes a private ensuite, along with two additional bedrooms and a full bathroom. The lower level provides plenty of storage, a versatile rec/entertainment or workout space, and laundry with a sink. With modern flooring throughout, this home combines style and functionality in every detail. Book your showing today!