



GRASSROOTS
REALTY GROUP

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**8825 104 Avenue
Grande Prairie, Alberta**

MLS # A2266152



\$359,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	809 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Cleared, Landscaped, Lawn, Low Maintenance Landscape, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Gazebo, Curtains, Garage Heater

This inviting bungalow in the family friendly neighborhood of Ivy Lake. It is the perfect place to start out or if looking to simplify and downsize. Located on a bus route, your street is always plowed in the winter, and you'll love being just steps away from the beautiful Ivy Lake walking trail, parks, and playgrounds. Inside, the home offers a warm and welcoming layout with vaulted ceilings in the living room, rich hardwood flooring, and plenty of natural light. The main floor features two comfortable bedrooms and a full bathroom, while the fully developed basement adds an additional bedroom, a spacious family room, and a large bathroom combined with laundry for added convenience. The kitchen opens to patio doors leading onto a sunny, south-facing deck with a gas line for BBQs, overlooking a fully fenced backyard with an easement behind, a handy shed, and even extra yard space along the side. Practical updates include newer shingles (2017), a hot water tank (2018), and recently replaced appliances including the stove, rangehood, and dryer. The attached heated garage is a bonus in the winter months, keeping your vehicle warm and ready to go. With two elementary schools just a few blocks away and plenty of green space, playgrounds, and basketball courts nearby, this neighborhood has everything a family could ask for. Affordable, cozy, and well cared for, this home is ready for its next chapter. Come see why it could be the perfect fit for you!