



**9029 103 Avenue
Grande Prairie, Alberta**

MLS # A2283647



\$409,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	City Lot, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR Restricted Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Smoking Home		

Inclusions: GDO + Remotes, Black Cabinets in Kitchen, Cabinets in Laundry Room, (Portable Fireplace Downstairs and Gas BBQ are Negotiable)

Forget the "fixer-upper" stress this 1987 bungalow has been meticulously transformed into a designer masterpiece. Offering 4 bedrooms (2 up, 2 down) and the ultimate convenience of main floor laundry, this home is the definition of move-in ready. Designer Main Floor: Stunning custom kitchen ceiling with architectural beams, and all new flooring, doors, and baseboards. Total Refresh: Every bathroom has been stylishly renovated, complemented by fresh paint throughout and a brand new washer/dryer set. Big Ticket Peace of Mind: New shingles (house & garage), new upstairs windows, a functional back entry addition, and a large entertaining deck (all done in 2020). Bonus Space: A fully finished basement (redone in 2012) offers the perfect secondary living or media area. From the curb appeal to the custom interior finishes, this home offers the high end aesthetic you've been scrolling for. Schedule your tour before someone else lives your Pinterest dream!