



**10317 89 Street**  
**Grande Prairie, Alberta**

**MLS # A2287293**



**\$385,000**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Appliances, Shed, and Window Coverings

A spacious 4-bedroom, 2.5-bath bi-level situated on a large corner lot in Ivy Lake near schools, parks and trails &ndash; only a block away from Ivy Lake&rsquo;s walking trail! This bright, welcoming home offers a functional layout on both levels, with three bedrooms upstairs including a primary bedroom with a convenient half ensuite. The upper level also features a nice-sized eating area with direct access to a large, solid deck with durable composite flooring&mdash;perfect for BBQs and entertaining&mdash;overlooking the extra-large, fully fenced backyard and shed. RV parking could be an option here! Freshly painted walls and ceilings, along with updated flooring throughout, complement the natural light that fills the home upstairs and down. Among the renovations - the kitchen has been completely redone, and the main bathroom updated with a new tub, tub surround, and toilet. Downstairs, the layout is ideal for a growing or multi-generational family, offering excellent space for everyday living and entertaining. The lower level features a large family room, an extra-large bedroom, and an additional room with cabinetry and a kitchen sink&mdash;a layout that is already flexible for those with older children or parents moving in who may prefer more private quarters.