



GRASSROOTS
REALTY GROUP

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108, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A2293684



\$299,900

Division:	Ivy Lake Estates		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,025 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Laminate Counters, Pantry		

Inclusions: Window Coverings, Garage Door Opener

Comfortable & low maintenance living. This bungalow style townhouse is perfectly suited for seniors or those looking to enjoy the convenience of limited stairs. The main floor hosts kitchen with oak cabinets & double oven, spacious dining area with access to rear deck & large side yard. Down the hallway you'll find two bedrooms, including the primary bedroom complete with a 2 piece ensuite, a central bathroom equipped with a walk-in tub, offering both safety and ease of use. Main floor laundry & access to the single car garage complete the main floor. The basement offers a massive rec room perfect for hobbies, visiting family, or additional living space, along with a 3 piece bathroom. The attached single garage provides secure parking or additional storage. Located in the desirable Ivy Lake Villas, this property is just minutes from a grocery store, pharmacy and a wide range of other amenities, making daily errands simple & quick. Enjoy true maintenance free living with condo fees that cover water, sewer, snow removal, lawn care, common area insurance, and professional management. A fantastic opportunity to downsize without compromise in a quiet, well managed community.