



GRASSROOTS

REALTY GROUP

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10114 90 Street
Grande Prairie, Alberta

MLS # GP207263



\$484,900

Division:	Ivy Lake Estates		
Type:	House		
Style:	Bungalow		
Size:	1,460 sq.ft.	Age:	1992 (27 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double, Heated		
Driveway:	Concrete, Double		

Heating: Natural Gas

Water: -

Floors: Hardwood, Laminate, Tile

Sewer: Municipal

Roof: Asphalt Shingle

Taxes: \$ 5,054

Basement: Full

Condo Fee: -

Exterior: Stucco

Lot Fee: -

Land: Landscaped, Treed

Maintenance Fee: -

Features: Central Vacuum, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Shed

LAKEFRONT LIVING IN THE HEART OF THE CITY. This funky, stylish property will stun you with it's 120+ feet of lakefront eloquently landscaped with trees, bushes, and perennials. The home itself is fun, open and inviting with lots of upgrades, and functional design. From the entrance, the living room will hug you with new brick wall feature, fireplace, hardwood floors and vaulted ceiling. Open Kitchen has granite counter tops, newly refinished cupboards, stainless appliances and slate tiles. The main floor features two large bedrooms with new flooring, full bathroom. Lots of funky light fixture and unique rustic features! Large Master bedroom has stunning lake views and full en-suite. Downstairs has been recently updated with ample room for the family to relax in a cozy atmosphere and an easy conversion to an extra master if needed for the large family. Large deck with lake views and simple serenity. Double garage attached, and Lots of room for RV parking. Live the lake life today!