



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

8905 102 Avenue  
Grande Prairie, Alberta

MLS # A2131919



**\$449,900**

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,761 sq.ft.	Age:	1989 (35 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions:	n/a
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A large 5 level, 7 bedroom home with an in-law suite over looking Ivy lake. The main house has 6 bedrooms and 3 full baths. You can view the lake from the kitchen. Main floor has a living room area. 3rd level has 1 bedroom, 3 pc bathroom and a family room with patio doors. On the 4th level there is 2 more bedrooms. The 5th level has the in-law suite with 1 bedroom, 4 pc bath, living room, new flooring and sperate entrance. The garage has lots of cupboard space and room for 2 cars. There is rv parking or room for the in-laws car. The yard is artfully landscaped and is fully fenced. Shingles have recently been replaced.