



GRASSROOTS
REALTY GROUP

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

9041 102 Avenue
Grande Prairie, Alberta

MLS # A2141453



\$374,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,322 sq.ft.	Age:	1988 (36 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Irregular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: FRDIGE, STOVE, DISHWASHER, WASHER, DRYER, ALL WINDOW COVERINGS, SHED

Are you looking for a home in Grande Prairie nestled in a quiet community...where you can hear the birds chirping....walking distance to lakes and trails?....are you looking for tranquility? This 1322 4 Bedroom 2.5 Bathroom home in Ivy Lake Estates could be the one! The home features a fabulous family oriented floorplan with 3 bedrooms and 2 full baths on the upper level, complimented with an enormous main level with a very spacious living room, kitchen fit for a QUEEN with eating bar and dining area looking out into the backyard oasis! The third level does not dissappoint with an additional living/rec room, your very own laundry room and another very good sized bedroom! Don't stop yet...this home never ends with another last and final level that could be a option for another bedroom, rec room, exercise room complimented to finish this last space off is a utility room with ample storage! Now last be not least you gotta check this yard out! It has its very own pond with a concrete patio this yard will impress you...it better because it impressed me and I see alot of yards! You will be hard-pressed to find a home this put together under 400K in this hot market! Notable features about this home - Newer windows throughout, newer flooring in spaces throughout the home, 2 fully renovated bathrooms. Book your showing today!