



9057 101 Avenue  
Grande Prairie, Alberta

MLS # A2142759



**\$394,900**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Shed, Raised Garden Beds

Discover this fully developed bi-level in the heart of Ivy Lake! Offering a total of 2500 sqft of thoughtfully designed living space, this home boasts a double car garage and sits on a spacious 10,861 sqft private, treed lot. Upstairs, enjoy an abundance of natural light through numerous windows, highlighting the hardwood floors in the large living room and attached dining area. The updated oak kitchen features new countertops and backsplash, perfect for culinary adventures. Three bedrooms, including a master suite with an updated ensuite, and a full bath complete the upper level. The lower level features a large family room with big windows and new carpet, two additional bedrooms, and a full bath, making it ideal for guests or a growing family. Step outside to your own private oasis—a covered, glassed-in sunroom, a tiered deck, and a massive fenced and landscaped yard. Enjoy raised garden beds, a beautiful fenced koi pond with a natural filtration system, a variety of shrubs and plants, garden vegetables, and even an urban chicken coop and enclosure. Additional features include central A/C, architectural shingles, some updated windows, fresh paint, newer furnace and hot water tank, and updated bathrooms, kitchen, and flooring. Located in a family-friendly neighborhood with great walking trails, two schools, parks, playgrounds, and nearby shopping, this Ivy Lake home is a perfect blend of comfort, convenience, and charm. Don't miss out on this incredible opportunity!