



9052 101 Avenue  
Grande Prairie, Alberta

MLS # A2184680



**\$399,900**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped		

**Heating:** High Efficiency, Forced Air

**Floors:** Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, No Smoking Home, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RR

**Utilities:** -

**Inclusions:** Backyard sheds

Well kept story and a half home located on a huge lot and a quiet street in Ivy Lake Estates. This home will offer you some wonderful character type features that really make it stand out. 4 bedrooms 3.5 baths and many upgrades over the years including roof, bathrooms, windows, flooring and more. Wonderful covered front entry gives you the first view of main floor adorned with hardwood floors throughout. Front living room has high open ceilings as well as a gas fireplace you will also enjoy the main floor laundry located next to the main floor half bath. The kitchen features a massive dining area and a practical U shaped kitchen with handy peninsula island. From the dining area you'll have an enclosed patio overlooking the massive well treed backyard offering 2 sheds for storage. Upstairs has 3 bedrooms, primary bedroom is a nice size with a full ensuite and large closets, the full upstairs bath has been nicely updated with tile and soaker tub. The downstairs development offers great extra living and storage space with a large bedroom featuring its own ensuite with jetted air tub and heated tile floors. you'll also have a family room, utility room with handy sink, storage room and an area that would make a wonderful office space. This extra wide lot boasts R.V parking, underground irrigation and a wide rear easement leaving great privacy to enjoy outdoor living. Ivy Lake and walking trails, playgrounds and schools are all only steps from your door.