

**106, 9140 101 Avenue
Grande Prairie, Alberta****MLS # A2237859****\$299,999**

Division:	Ivy Lake Estates		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,267 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting		

Heating: Forced Air**Floors:** Carpet, Vinyl Plank**Roof:** Asphalt Shingle**Basement:** Full, Partially Finished**Exterior:** Brick, Vinyl Siding**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 624**LLD:** -**Zoning:** RM**Utilities:** -**Inclusions:** Blinds

Freshly Renovated Townhouse in Ivy Lake Villas Step into style and comfort with this beautifully updated 3-bedroom, 2.5-bath townhouse in the sought-after community of Ivy Lake Villas. Recent upgrades—including fresh paint, new trim, and plush carpet—create a bright, modern feel throughout the home. The open-concept kitchen is a standout, filled with natural light and complete with stainless steel appliances—perfect for both everyday living and entertaining. A main-floor laundry adds to the convenience. Enjoy the practicality of a double attached garage with a new opener, especially handy during Alberta’s colder months. Pride of ownership shines in this owner-occupied home, making it move-in ready and waiting for its next family. Don’t miss your chance—contact your REALTOR® today to book a private viewing!