

**9037 103 Avenue
Grande Prairie, Alberta**

MLS # A2256108



\$374,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1987 (38 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Other, See Remarks		

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

Inclusions: N/A

This beautifully maintained Bi-Level in the heart of Ivy Lake offers 4 bedrooms and 3 bathrooms. Step inside to an inviting area featuring a spacious family room. The kitchen showcases oak cabinets, a centre island with eating bar and built-in cutting board, plus rear door access to the covered veranda - the perfect spot to unwind while enjoying your private backyard surrounded by established trees. The main floor hosts the primary suite with a walk-in closet and full ensuite with stand-alone shower, along with two additional well-sized bedrooms, a full bathroom, and three convenient hallway closets for added storage. The lower level welcomes you with an oversized family rec room featuring an additional bedroom, 2-piece bathroom, generous laundry/storage area, and walk-in under-stair storage. The yard is the perfect space for those summer days, with a deck for barbecues, fully landscaped and fenced. You'll also appreciate the detached double garage, RV parking potential, and more, making this home a standout. Additional highlights include NEWER SHINGLES, abundant natural light throughout, and close proximity to schools, parks, and amenities!