

**9037 102 Avenue
Grande Prairie, Alberta**

MLS # A2198825



\$339,800

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,004 sq.ft.	Age:	1986 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Paved, Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

WOW! This stunning turn-key 3-bedroom, 2-bathroom home in Ivy Lake Estates is an absolute must-see! With newer shingles and BRAND NEW furnace, hot water tank, TRIPLE-PANE windows, an updated main bathroom, and a modernized kitchen featuring new butcher block countertops, luxurious cabinetry and with all new backsplash to tie it all in together. This home offers the perfect blend of style, comfort, and peace of mind with all that's been redone. Located in a fantastic location close to schools, parks, and other amenities, this home is ideal for first-time buyers, families, or anyone seeking a move-in-ready property with zero maintenance worries. Step outside to a sunny, south-facing deck and a fully fenced backyard—perfect for summer barbecues, relaxing evenings, and a safe space for kids and pets. Don't wait—call your REALTOR today! This one won't last long!