

**8817 104 Avenue  
Grande Prairie, Alberta**
**MLS # A2208208**


# \$354,900

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Private, Rectangular Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Jetted Tub

**Inclusions:** Playground

Nestled in the sought-after community of Ivy Lake Estates, this fully finished home offers the perfect blend of charm, function, and thoughtful updates throughout. From the moment you step into the spacious tiled entryway, you'll notice the natural light pouring in through south-facing patio doors, creating a bright and welcoming atmosphere. The open-concept kitchen is both stylish and practical, featuring crisp white cabinetry, stainless steel appliances, and plenty of space for cooking and gathering. The main floor bathroom is a standout, offering a spa-like experience with its oversized tiled design, glass shower, and three-seat Jacuzzi tub, all supported by a 55-gallon hot water tank. The primary bedroom includes a custom built-in closet system to keep everything perfectly organized. Downstairs, you'll find a fully developed basement with generous storage, a second updated bathroom, a large third bedroom, and a versatile bonus space that easily functions as a fourth bedroom with the addition of a closet. Outside, the fully fenced and landscaped yard offers privacy and alley access with a large gated entry. The oversized south-facing deck is perfect for enjoying summer evenings, while the insulated double garage with 220V power adds convenience and value while being plumbed and ready for heat. Located in a family-friendly neighborhood within walking distance to schools, greenspace, and amenities, this home is ready to welcome its new owners. Call your favourite REALTOR® to set up a viewing today!