

9007 104 Avenue
Grande Prairie, Alberta

MLS # A2309430



\$404,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,255 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

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

Inclusions: Shed

Welcome to this beautifully maintained and updated 4-level split in Ivy Lake! This home offers a functional layout with 4 bedrooms and 3 bathrooms, along with several key updates in recent years, including an updated kitchen and flooring, a new furnace and hot water tank (2022), and shingles redone in 2024. The main floor features a bright and open living room that flows seamlessly into the kitchen and dining area—perfect for everyday living and entertaining. Upstairs, you’ll find the primary bedroom with a 3-piece ensuite, two additional bedrooms, and a full 4-piece bathroom. The lower level offers a spacious family room complete with a cozy fireplace, an additional bedroom, and another 4-piece bathroom. The lowest level includes two versatile bonus rooms and a large laundry area. Outside, the property is designed with convenience in mind, featuring a single heated detached garage, a long asphalt driveway, a storage shed, and a fully fenced yard. Book your showing today!