

**8917 102 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2312012**



**\$489,000**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,174 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, No Neighbours Behind, See Remarks, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** fridge, built in stove, built in double oven, washer, dryer, dishwasher, window coverings (shed is negotiable)

Unique lakeview home designed to maximize natural light, privacy, and views of Ivy Lake, with direct lake access for year-round enjoyment. The elevated main living area welcomes you with a dramatic dining space overlooking a sunken living room featuring hardwood floors and a cozy wood-burning fireplace. A bright breakfast nook off the kitchen captures beautiful lake views and opens onto the updated deck &mdash; the perfect spot for morning coffee or evening sunsets. Large updated windows help frame the lake views while filling the home with natural light throughout the main living spaces and upper bedrooms. The upper level offers two bedrooms overlooking the lake, a spacious main bath with soaker tub, and a 3-piece ensuite. The walkout lower level includes a third bedroom, full bath, and a versatile lake-facing room with patio doors ideal as a family room, home office, or home-based business space with separate entrance access. Situated on a large lot with an oversized garage, this property also offers plenty of parking and room for an RV &mdash; ideal for families, outdoor enthusiasts, or anyone needing extra space for vehicles, trailers, or recreational toys. A concrete crawl space provides excellent additional storage space for seasonal items, tools, and equipment. Combining character, flexibility, and exceptional lifestyle potential, this unique Ivy Lake property offers a rare opportunity to enjoy lake views, direct lake access, versatile living spaces, and room to grow. Don't miss your chance to own this one-of-a-kind lakeview property &mdash; book your private showing today and experience everything this home has to offer. 3D tour attached!