

9042 103 Avenue
Grande Prairie, Alberta

MLS # A2345071



\$449,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,460 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

Inclusions: None

Welcome to Ivy Lake! This spacious 5 bedroom, 3 bathroom modified bi-level has a great layout, tons of natural light, and plenty of room for the whole family. The main living space is bright, open and welcoming, with big windows that fill the home with natural light. Fresh paint, new flooring and new trim give the home a clean, updated feel. With 5 bedrooms and 3 full bathrooms, there's no shortage of space here. Whether you need extra bedrooms for the kids, a home office, guest space or a little bit of everything, there's lots of flexibility here. Outside, you'll find RV parking plus an attached garage, giving you plenty of room for vehicles, toys and storage. Some of the bigger updates have already been taken care of too, including shingles in 2023, a new hot water tank in 2024, and a new furnace motor and blower in 2024. Located in the established neighbourhood of Ivy Lake, this is a solid family home with a functional layout, great updates and plenty of space to settle in and make your own!