

8926 102 Avenue
Grande Prairie, Alberta

MLS # A2351670

\$419,900

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,215 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	RR
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Electric Fireplace in Living Room, Shed

Welcome to Ivy Lake Estates! Nestled in one of Grande Prairie's most loved neighbourhoods, this beautifully updated bi-level offers the perfect combination of comfort, charm, and location! Backing onto a peaceful green easement, with the lake, parks, and walking trails just across the way, this is a location that truly makes you feel at home. Inside, you'll appreciate the thoughtful updates throughout, including fresh paint, updated flooring, beautifully refreshed bathrooms, new trim, and a charming wallpaper, board and batten feature throughout that adds warmth and character. The big-ticket improvements have been taken care of too, with a newer roof, new windows, new fencing, and a new deck! Step outside to a beautifully landscaped yard with plenty of room to enjoy. Complete with RV parking, a storage shed, and a dedicated dog run, this property offers the space and practicality that make everyday living a little easier. Beautifully maintained, thoughtfully updated, and perfectly situated in the heart of Ivy Lake Estates. A home where the work has been done, the neighbourhood is established, and the next chapter is ready to begin. Come see for yourself what makes this home and its location so special!