

# \$349,900 - 9045 102 Avenue, Grande Prairie

MLS® #A2221466

**\$349,900**

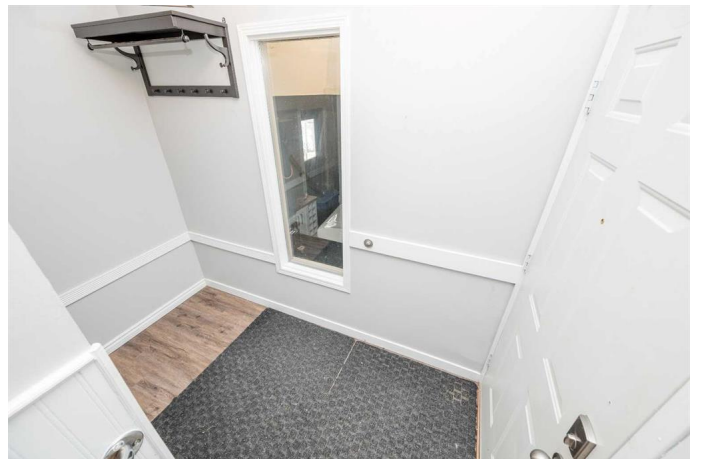
4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.13 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Make this adorable fully developed bungalow home yours today! Situated in quiet Ivy Lake Estates, close to walking/biking paths around Ivy lake and close to two schools and numerous amenities. Generous sized entry way welcomes you into your new home, that leads you into your semi open concept living room, dining and kitchen. Living room is a good size, with large window allowing natural light in all day long. Dining allows for a table of any shape or size for all occasions. Kitchen has adequate counter + cabinet space, with popular window over the sink. Remainder of the main floor consists of the three good sized bedrooms, one with access to your covered/enclosed deck, also a full bathroom with jet tub + dual sinks. Making our way to the massive basement that hosts a fourth bedroom, two massive living rooms which one could be converted to a fifth bedroom if your heart desires, full bathroom, and laundry + utility room. Attached single car garage is great for parking during our long winters, or storage for whatever you wish. Back yard is so peaceful, with privacy from the mature trees, and easement behind and nicely complimented with a grand shed. And do not "sweat it" this home also has CENTRAL AIR! Not many homes like this one come up, be sure to beat the rush and book a viewing today!

Built in 1981



## Essential Information

MLS® #	A2221466
Price	\$349,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9045 102 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1G7

## Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, No Smoking Home, See Remarks, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
-------------------	--

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Zoning	RR

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.