

\$275,000 - 106, 9140 101 Avenue, Grande Prairie

MLS® #A2237859

\$275,000

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.00 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Rare Find in Ivy Lake Villas â€“ Double Attached Garage!

Now with Sellers credit of 6 months of Condo fees.

This freshly updated 3-bedroom, 2.5-bath townhouse is more than move-in readyâ€”itâ€™s the perfect blend of comfort, style, and convenience in one of Grande Prairieâ€™s most desirable communities. What sets this home apart? Itâ€™s the only unit currently available with a double attached garageâ€”a true game-changer for Alberta winters and for anyone who values extra storage and parking space.

Inside, youâ€™ll love the fresh, modern feel:

Bright, open-concept kitchen with stainless steel appliances and plenty of natural light.

Recent upgrades throughout, including new paint, trim, and carpet.

Convenient main-floor laundry for everyday ease.

Upstairs offers three comfortable bedrooms, including a spacious primary with ensuite, making it ideal for families, downsizers, or anyone seeking low-maintenance living without compromise.

This home has been owner-occupied and lovingly maintained, so you can skip the



projects and start enjoying it right away.

Located in Ivy Lake Villas, youâ€™ll be close to parks, walking trails, schools, and shoppingâ€”everything you need within minutes.

Opportunities like this donâ€™t come oftenâ€”book your private showing today!

Built in 1997

Essential Information

MLS® #	A2237859
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	106, 9140 101 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1K6

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features See Remarks
Appliances Dishwasher, Range Hood, Refrigerator
Heating Forced Air
Cooling None
Has Basement Yes
Basement Full, Partially Finished



Exterior

Exterior Features Private Entrance
Lot Description Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed July 7th, 2025
Days on Market 83
Zoning RM

Listing Details

Listing Office Grassroots Realty Group Ltd.

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