



**GRASSROOTS**  
REALTY GROUP

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**8914 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2223678**



**\$309,900**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Controls (Everything is as is)

Welcome to this spacious 4-level split located in Ivy Lake Estates close to schools, parks, shopping and more! The main floor offers a bright living room and a well-appointed kitchen with an abundance of cabinetry, plus patio doors providing easy access to the backyard—ideal for entertaining or enjoying your morning coffee. Upstairs, you’ll find three comfortable bedrooms and a full bathroom. The third level features convenient access to the attached double garage, a cozy family room with a wood-burning fireplace, a dedicated office space, and a second bathroom. The fourth level includes a fourth bedroom and laundry area with an additional unfinished living space, offering great separation and privacy for guests or teens. With a fully fenced, landscaped yard and a functional layout, this home is full of potential with plenty of room to live, work, and relax in comfort. Book your showing today!