



**GRASSROOTS**  
REALTY GROUP

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9038 103 Avenue  
Grande Prairie, Alberta

MLS # A2228640



**\$385,000**

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,293 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Central A/C

Nestled in the lovely neighborhood of Ivy Lake, this splendid bi-level is a haven of peace and comfort designed to cater to the demands of family living. Boasting five generously-sized bedrooms and three full bathrooms. The heart of this abode is a delightful sunken living room, open and airy, creating a cozy space for gatherings. The upper level consists of three bedrooms, ensuring privacy is paramount. The main bedroom features an en-suite with a walk-in shower, while the main bathrooms offer bathtubs. A cleverly designed kitchen, equipped with butcher block counters, spacious island, a handy pantry, and updated appliances. Stylish green cabinets, complemented by a built-in office desk/nook, add more functionality to this family-friendly environment. The lower level reveals two additional bedrooms, a full bathroom, a vast recreational area, and a laundry room, complete with storage solutions galore (under the whole living room) and a convenient side door for exterior access. This versatile space holds the potential for a suite conversion if desired. Updated central AC, furnace, and shingles within the past 2 years ensure year-round comfort. Step outside to dine alfresco on the inviting deck, overlooking a private yard adorned with mature trees. The property includes a long driveway and a single car garage, finished and powered (gravel floor), providing ample parking. With some fencing recently renewed, this home promises both privacy and charm. Embrace the opportunity to own a slice of domestic bliss in this idyllic setting, a true sanctuary for the modern family.