



120, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A2297476



\$249,900

Division:	Ivy Lake Estates		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,034 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: Patio umbrella

Welcome to Unit 120 in the desirable Ivy Lake Villas! This beautifully updated two-storey townhouse offers a perfect blend of comfort, style, and low-maintenance living. This home has been meticulously maintained and features a fully updated kitchen and modernized blinds throughout. With three spacious bedrooms and two full bathrooms, there's plenty of room for families or those looking to downsize into something with less space and upkeep. Step outside to enjoy the large, private pie-shaped yard—partially fenced and beautifully landscaped with mature perennials for easy upkeep. A newer generous sized deck and convenient screen door create the perfect setup for relaxing or entertaining outdoors. The basement offers an excellent opportunity to add your personal touch, with drywall already in place and ample space (18' x 27') for future development or continued use as storage. Condo fees include common area maintenance, lawn care, snow removal, trash, sewer, and water—making for truly hassle free living. Don't miss your chance to own this move-in ready home in a well managed community!