

\$385,000 - 9038 103 Avenue, Grande Prairie

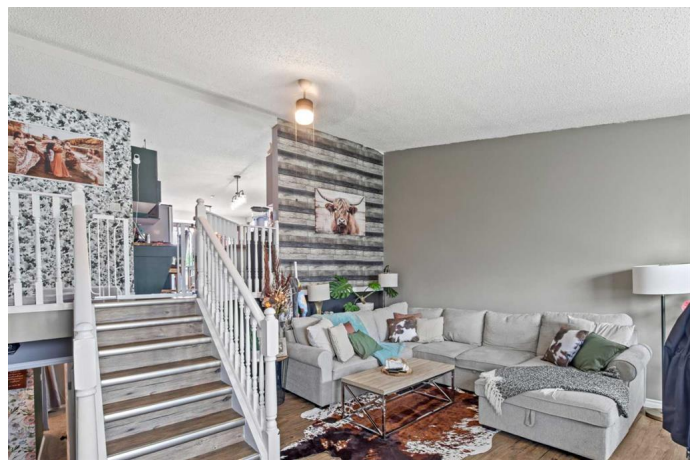
MLS® #A2228640

\$385,000

5 Bedroom, 3.00 Bathroom, 1,293 sqft
Residential on 0.12 Acres

Ivy Lake Estates., Grande Prairie, Alberta

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.

Built in 1989

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228640 |
| Price | \$385,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,293 |
| Acres | 0.12 |
| Year Built | 1989 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 9038 103 Avenue |
| Subdivision | Ivy Lake Estates. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X1H3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

| | |
|--------------|----------------------------------|
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Up To Grade |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 21 |
| Zoning | RR |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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