

8914 103 Avenue
Grande Prairie, Alberta
MLS # A2223678

\$309,900

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

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

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!