

9053 102 Avenue
Grande Prairie, Alberta

MLS # A2223886



\$343,500

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Asphalt, Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Brush, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Garden Shed

Charming Family Home with Modern Flair Welcome to this beautifully maintained 4-bedroom, 2-bathroom residence boasting 949 square feet of intelligently designed living space. From the moment you enter, the warm, inviting atmosphere is enhanced by a bright living room featuring a large picture window that fills the room with natural light. The well-appointed kitchen is a delight, complete with storage and a small cozy dining area perfect for intimate family dinners. Exit out and Enjoy the fully landscaped and fenced backyard—a delightful retreat for morning coffees or evening relaxation. Downstairs, discover a spacious family room that offers endless possibilities for relaxation and entertainment. Nestled in a prime location near Ivy Maklin School and Cobblestone Plaza, this move-in-ready home combines comfort and convenience effortlessly. With immediate occupancy available, don't miss this opportunity