

**9038 103 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2228640**



**\$385,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.