# \$299,999 - 106, 9140 101 Avenue, Grande Prairie

MLS® #A2237859

## \$299,999

3 Bedroom, 3.00 Bathroom, 1,267 sqft Residential on 0.00 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Freshly Renovated Townhouse in Ivy Lake Villas

Step into style and comfort with this beautifully updated 3-bedroom, 2.5-bath townhouse in the sought-after community of Ivy Lake Villas. Recent upgradesâ€"including fresh paint, new trim, and plush carpetâ€"create a bright, modern feel throughout the home.

The open-concept kitchen is a standout, filled with natural light and complete with stainless steel appliancesâ€"perfect for both everyday living and entertaining. A main-floor laundry adds to the convenience.

Enjoy the practicality of a double attached garage with a new opener, especially handy during Alberta's colder months.

Pride of ownership shines in this owner-occupied home, making it move-in ready and waiting for its next family.

Don't miss your chanceâ€"contact your REALTOR® today to book a private viewing!

Built in 1997

## **Essential Information**

MLS® # A2237859 Price \$299,999





Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,267

Acres 0.00

Year Built 1997

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 106, 9140 101 Avenue

Subdivision Ivy Lake Estates.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8X1K6

#### **Amenities**

Amenities Parking, Snow Removal, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

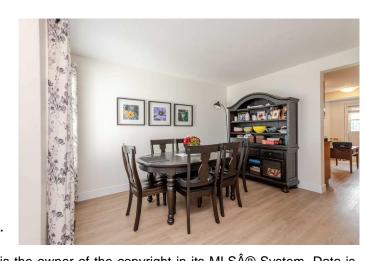
## **Additional Information**

Date Listed July 7th, 2025

Days on Market 50 Zoning RM

# **Listing Details**

Listing Office Grassroots Realty Group Ltd.



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