

**10210 91 Street
Grande Prairie, Alberta**

MLS # A2165418



\$305,000

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	876 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Heated Garage, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Landscaped		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Welcome to this charming starter home located in the desirable Ivy Lake Estates! This 882 sq ft bungalow offers 3 bedrooms and 2 full baths, providing ample space and comfort. Tucked away with no rear neighbors and adjacent to an easement, you'll enjoy extra privacy. The open-concept main level is bright and inviting, featuring a modern kitchen with upgraded countertops, sinks, backsplash, and stainless steel appliances. The spacious living and dining areas are perfect for entertaining. The bathrooms have been beautifully updated with new countertops, sinks, and toilets. The fully developed basement includes a large rec room, an additional bedroom, and a full bath, along with upgraded commercial-grade carpet and a plumbed counter ready for a sink installation. Step outside to a fenced and landscaped backyard complete with a deck, firepit area, and shed. The detached heated garage with concrete floors and the extra-long driveway, perfect for RV parking, add convenience and versatility. Bordering two easements, this home has only one direct neighbor, ensuring peace and quiet. Vacant and ready for immediate possession, this home offers a great opportunity in a prime location. Don't miss out!