

**106, 9140 101 Avenue
Grande Prairie, Alberta**

MLS # A2187571



\$249,900

Division:	Ivy Lake Estates		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,269 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Blinds

This charming condo in the sought after Ivy Lake Villas is exactly what your family is looking for! With a double attached garage, this is a unit that doesn't often come on the market. As you enter the home you will be greeted by a large open staircase, as well as a formal dining room or secondary living area. Conveniently placed back from the garage access, you will find your main floor laundry as well as an adorable half bath with wood panel ceiling. Around the staircase you will go, where you will find your spacious living room, complete with plenty of natural sunlight from the large window. Right off of the living area, you have access to your kitchen - with gleaming stainless steel appliances and butcher block countertops, this will be a favorite place indeed. You have access to your large back deck and yard right off of the kitchen, making entertaining a breeze. Circling around, you will be back to your formal dining room and main entrance to the home. Upstairs you will find 3 well appointed bedrooms and two full bathrooms. The master is separated on it's own side of the upper level, allowing privacy. It is complete with a walk-in closet as well as an ensuite bathroom with a stand-up shower. The basement has one drywalled-in bedroom, and the rest is open for completion of your choosing. Book in with your trusted realtor today to view this condo, perfect for hassle-free living!