

**9116 104 Avenue
Grande Prairie, Alberta**

MLS # A2195973



\$369,500

Division:	Crystal Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	861 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Storage		

Inclusions: N/A

Welcome to this fantastic family home in Ivy Lake with many renovations! Step inside to a bright and inviting living room with brand-new vinyl plank flooring that flows effortlessly into the fully renovated kitchen and dining area. From here, access the backyard, complete with a spacious deck, storage shed, and beautifully matured trees and shrubs. Upstairs, you'll find the primary bedroom, a second bedroom, and a 3-piece bathroom conveniently separating the two. The third level features a cozy family room with fresh carpet and a third bedroom, while the basement offers a versatile space that could serve as a second primary suite with its own 3-piece ensuite, plus laundry and ample storage. The home also includes an attached two-car garage and is ideally located near schools, shopping, and more. With modern updates and a move-in-ready design, this one won't last long!