

# \$385,000 - 9038 103 Avenue, Grande Prairie

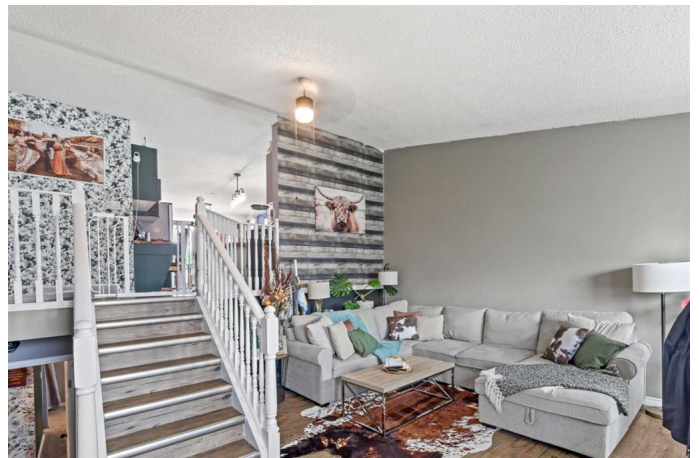
MLS® #A2228640

## \$385,000

5 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 0.12 Acres

Ivy Lake Estates., Grande Prairie, Alberta

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.

Built in 1989

**Essential Information**

MLS® #	A2228640
Price	\$385,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,293
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	9038 103 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1H3

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	15
Zoning	RR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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