

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

MLS # A2237859

\$319,900



Division:	Ivy Lake Estates		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,267 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	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, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Blinds

Beautifully Renovated Townhouse in Ivy Lake Villas. This freshly updated 3-bedroom, 2.5-bathroom townhouse in Ivy Lake Villas is the perfect blend of comfort and convenience. Recent renovations include new paint, trim, and carpet throughout, giving the home a modern and refreshed feel. Enjoy an open-concept kitchen filled with natural light and complete with stainless steel appliances. The main floor also features convenient laundry, making daily living a breeze. You'll love the double attached garage with an updated opener—ideal for our Alberta winters! Currently owner-occupied, this home has been well cared for and is ready for its next chapter. A must-see property that won't last long!

Contact you REALTOR® to book a viewing.