

**8905 102 Avenue  
Grande Prairie, Alberta**

**MLS # A2252627**



**\$469,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Ivy Lake Estates                            |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 5 Level Split                               |               |                   |
| <b>Size:</b>     | 1,852 sq.ft.                                | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 7                                           | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, No Neighbours Behind |               |                   |

|                    |                                      |                   |                         |
|--------------------|--------------------------------------|-------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas              | <b>Water:</b>     | -                       |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -                       |
| <b>Roof:</b>       | Asphalt Shingle                      | <b>Condo Fee:</b> | -                       |
| <b>Basement:</b>   | Full, Suite                          | <b>LLD:</b>       | -                       |
| <b>Exterior:</b>   | Brick, Vinyl Siding                  | <b>Zoning:</b>    | Low density Residential |
| <b>Foundation:</b> | Poured Concrete                      | <b>Utilities:</b> | -                       |
| <b>Features:</b>   | Pantry, Storage                      |                   |                         |

**Inclusions:** Fridge X2 Stove x2 Dishwasher Washer, Dryer, garage door openers, Window coverings

Welcome to Ivy Lake Estates, where the calm of lakeside living meets the space and versatility of a five-level split with seven bedrooms and four bathrooms. Rarely do you find a property that offers this much flexibility, making it an ideal choice for large families, multi-generational living, or anyone who simply values having room to grow. From the moment you arrive, the home makes an impression with its established landscaping, oversized attached garage, and extra parking options. Step inside, and you'll be greeted by a bright and welcoming layout that takes full advantage of its setting. Along the entire back of the house, you are treated to a lovely, serene view of Ivy Lake. Whether you're sipping morning coffee in the kitchen, enjoying family meals in the dining area, or unwinding in the living spaces, the water provides a peaceful backdrop that feels both calming and inspiring. The main floor features a front living room that flows naturally into the dining area and kitchen—ideal for everyday living and family gatherings. Upstairs, the primary suite is tucked away as a private retreat, complete with its own 3-piece ensuite. Two more bedrooms and a full bathroom complete this level, ensuring plenty of room for children or guests. On the third level, you'll discover a warm and versatile family room with patio doors leading outside, plus another bedroom and full bathroom—perfect for movie nights, a playroom, or a guest suite. The fourth level expands the home even further with two more bedrooms, offering incredible flexibility for offices, hobbies, or growing families. The fifth level showcases one of the home's best features: a self-contained in-law suite (illegal) with its own separate entrance, full kitchen, living room, bedroom, and 4-piece bathroom. Whether used for extended family, independent teens, this

space offers endless possibilities. The backyard is fully fenced, landscaped, and designed for both relaxation and entertaining. An oversized double garage (23'6" x 24'1") with built-in storage ensures your vehicles and gear are well taken care of, while RV parking adds even more convenience. Recent updates include new shingles, giving you added peace of mind. Set in a well-loved neighborhood with schools, parks, and walking trails nearby, this home combines the comfort of an established community with the rare benefit of seven bedrooms, four full bathrooms, and tranquil lake views. If you've been searching for a property that truly has it all—size, flexibility, serenity, and location—this is the opportunity you've been waiting for.