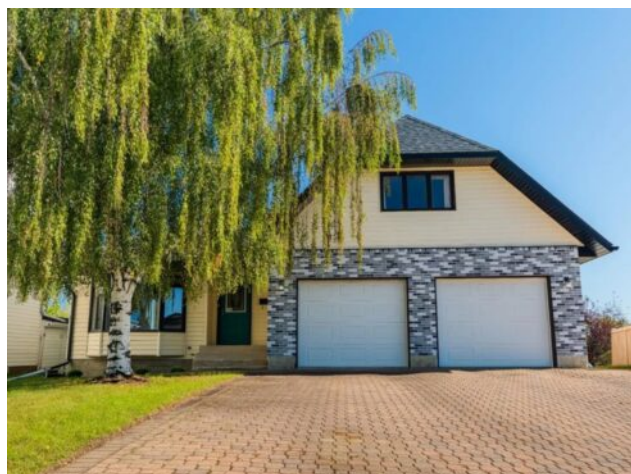


**10109 89 Street
Grande Prairie, Alberta**

MLS # A2343950



\$545,000

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Creek/River/Stream/Pond, Gazebo, Lake, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Wood Windows		

Inclusions: POOL TABLE, SHED, GAZEBO, DECK

Welcome to a truly special setting in the heart of Ivy Lake Estates, where quiet cul-de-sac living, long-time neighbours and waterfront views create a lifestyle that's hard to find within Grande Prairie. This fully developed custom two-storey offers 4 bedrooms, 3.5 bathrooms and plenty of space for a family to settle in and make it their own. Warm hardwood flooring and beautiful original details bring character throughout, while the living room is anchored by a wood-burning fireplace and surrounded by custom oak built-ins—the kind of space made for cozy wintery days. The spacious kitchen offers an abundance of cabinetry, with plenty of opportunity to update over time while appreciating the quality and character already here. One of the highlights is the sunroom overlooking the water, perfect for morning coffee, rainy afternoons or simply enjoying the changing seasons. It truly is a front row seat to every season. The backyard leads to the water with your own dock, peaceful views, abundant wildlife and room to enjoy paddle boating, all those summer evenings and days spent right here at home. Tucked away in an established neighbourhood while still within the city, this is more than a house—it's a well-loved home in a setting you simply don't come across every day.