# \$354,900 - 8817 104 Avenue, Grande Prairie

MLS® #A2208208

## \$354,900

4 Bedroom, 2.00 Bathroom, 940 sqft Residential on 0.12 Acres

Ivy Lake Estates., Grande Prairie, Alberta

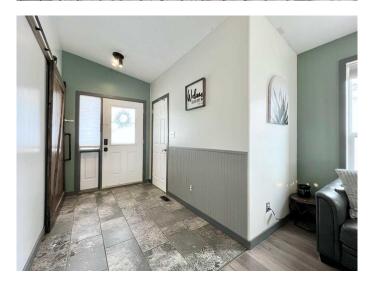
Nestled in the sought-after community of Ivy Lake Estates, this fully finished home offers the perfect blend of charm, function, and thoughtful updates throughout. From the moment you step into the spacious tiled entryway, you'II notice the natural light pouring in through south-facing patio doors, creating a bright and welcoming atmosphere. The open-concept kitchen is both stylish and practical, featuring crisp white cabinetry, stainless steel appliances, and plenty of space for cooking and gathering.

The main floor bathroom is a standout, offering a spa-like experience with its oversized tiled design, glass shower, and three-seat Jacuzzi tub, all supported by a 55-gallon hot water tank. The primary bedroom includes a custom built-in closet system to keep everything perfectly organized. Downstairs, you'II find a fully developed basement with generous storage, a second updated bathroom, a large third bedroom, and a versatile bonus space that easily functions as a fourth bedroom with the addition of a closet.

Outside, the fully fenced and landscaped yard offers privacy and alley access with a large gated entry. The oversized south-facing deck is perfect for enjoying summer evenings, while the insulated double garage with 220V power adds convenience and value while being plumbed and ready for heat. Located in a family-friendly neighborhood within walking







distance to schools, greenspace, and amenities, this home is ready to welcome its new owners. Call your favourite REALTOR® to set up a viewing today!

### Built in 1996

## **Essential Information**

MLS® # A2208208 Price \$354,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2
Square Footage 940
Acres 0.12

Year Built 1996

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 8817 104 Avenue
Subdivision Ivy Lake Estates.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X1K9

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, City Lot, Lawn, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 8

Zoning RS

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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