

# \$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'll 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'll 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

Interior Features	Jetted Tub
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	9
Zoning	RS

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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