

# \$349,000 - 9031 104 Avenue, Grande Prairie

MLS® #A2228974

**\$349,000**

4 Bedroom, 3.00 Bathroom, 1,144 sqft

Residential on 0.15 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Welcome to 9031 104 Ave in Grande Prairie!

This fantastic 1144 sq. ft. bi-level offers incredible value for a growing family or anyone needing extra space.

Step inside to a bright, open-concept kitchen and living area, perfect for entertaining. The main floor features two generous bedrooms, including the primary suite which boasts a large walk-in closet and a private ensuite bathroom.

Downstairs, a fully finished rec room provides the perfect space for movie nights or a kids' play area. You'll also find two additional bedrooms and a storage room, offering plenty of space for everyone.

The exterior of this property truly shines. A brand-new roof was installed in 2023, and you can enjoy year-round comfort with the newer high-efficiency furnace and central A/C. The massive 75-foot driveway leads to an additional 45-foot gravel parking pad, complete with new fencing—ideal for your RV, boat, or work trailer! Relax and unwind in the beautifully treed and private backyard. Don't miss out on this move-in-ready home with major updates already completed. Schedule your private showing today!



Built in 1987

## Essential Information

MLS® #                      A2228974

Price                        \$349,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9031 104 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1H5

### Amenities

Parking Spaces	4
Parking	Parking Pad, RV Access/Parking

### Interior

Interior Features	High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	City Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	2
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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