

8909 102 Avenue  
Grande Prairie, Alberta

MLS # A2300861



**\$499,900**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,108 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Gentle Sloping, Lake, No Neighbours Behind, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Tankless Hot Water, Tile Counters		

**Inclusions:** N/A

LAKE LIVING IN THE CITY! Welcome to Ivy Lake Estates—where everyday living feels like a retreat. This stunning two-storey home with a double attached garage backs directly onto Ivy Lake, offering breathtaking views and a rare opportunity to enjoy waterfront living right in the city. Spanning 2,108 sq ft, this beautifully designed home features 3 bedrooms and 3.5 bathrooms, along with a private, fully landscaped yard that truly feels like your own backyard oasis. The main floor offers an expansive layout, highlighted by a functional U-shaped kitchen—perfect for hosting family and friends. Multiple living and dining spaces provide flexibility, whether you prefer a formal dining room, cozy family room, or entertaining area. Large patio doors lead you outside to mature landscaping, an upper deck, and a lower stamped concrete patio complete with a charming brick fire pit. Upstairs, the spacious primary suite serves as a peaceful retreat, featuring a walk-in closet, an additional large closet, and a 3-piece ensuite. Two additional generously sized bedrooms, a full 4-piece bathroom, and a convenient study nook complete the upper level. A unique bonus is the attached hot tub room on the main floor—ready for your vision, whether that’s reinstating a spa space or transforming it into a bright sunroom. The basement offers a separate entrance and excellent potential, featuring a full kitchen, 4-piece bathroom, den, and laundry area—ideal for extended family or additional living flexibility. Lakefront properties like this are rarely available—don’t miss your chance to experience it for yourself. Book your private viewing today.