

# \$299,999 - 106, 9140 101 Avenue, Grande Prairie

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MLS® #A2237859

**\$299,999**

3 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.00 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Freshly Renovated Townhouse in Ivy Lake Villas

Step into style and comfort with this beautifully updated 3-bedroom, 2.5-bath townhouse in the sought-after community of Ivy Lake Villas. Recent upgrades—including fresh paint, new trim, and plush carpet—create a bright, modern feel throughout the home.

The open-concept kitchen is a standout, filled with natural light and complete with stainless steel appliances—perfect for both everyday living and entertaining. A main-floor laundry adds to the convenience.

Enjoy the practicality of a double attached garage with a new opener, especially handy during Alberta's colder months.

Pride of ownership shines in this owner-occupied home, making it move-in ready and waiting for its next family.

Don't miss your chance—contact your REALTOR® today to book a private viewing!

Built in 1997

## Essential Information

MLS® #                   A2237859

Price                     \$299,999



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	106, 9140 101 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1K6

### Amenities

Amenities	Snow Removal, Visitor Parking, Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Lawn, No Neighbours Behind, Street Lighting, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 7th, 2025  
Days on Market                64  
Zoning                              RM

**Listing Details**

Listing Office                    Grassroots Realty Group Ltd.



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