

# \$469,900 - 8905 102 Avenue, Grande Prairie

MLS® #A2252627

**\$469,900**

7 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.15 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Welcome to Ivy Lake Estates, where the calm of lakeside living meets the space and versatility of a five-level split with seven bedrooms and four bathrooms. Rarely do you find a property that offers this much flexibility, making it an ideal choice for large families, multi-generational living, or anyone who simply values having room to grow.

From the moment you arrive, the home makes an impression with its established landscaping, oversized attached garage, and extra parking options. Step inside, and youâ€™ll be greeted by a bright and welcoming layout that takes full advantage of its setting. Along the entire back of the house, you are treated to a lovely, serene view of Ivy Lake. Whether youâ€™re sipping morning coffee in the kitchen, enjoying family meals in the dining area, or unwinding in the living spaces, the water provides a peaceful backdrop that feels both calming and inspiring.

The main floor features a front living room that flows naturally into the dining area and kitchenâ€”ideal for everyday living and family gatherings. Upstairs, the primary suite is tucked away as a private retreat, complete with its own 3-piece ensuite. Two more bedrooms and a full bathroom complete this level, ensuring plenty of room for children or guests.

On the third level, youâ€™ll discover a warm



and versatile family room with patio doors leading outside, plus another bedroom and full bathroom—perfect for movie nights, a playroom, or a guest suite. The fourth level expands the home even further with two more bedrooms, offering incredible flexibility for offices, hobbies, or growing families.

The fifth level showcases one of the home’s best features: a self-contained in-law suite (illegal) with its own separate entrance, full kitchen, living room, bedroom, and 4-piece bathroom. Whether used for extended family, independent teens, this space offers endless possibilities.

The backyard is fully fenced, landscaped, and designed for both relaxation and entertaining. An oversized double garage (23’6” x 24’1”) with built-in storage ensures your vehicles and gear are well taken care of, while RV parking adds even more convenience. Recent updates include new shingles, giving you added peace of mind.

Set in a well-loved neighborhood with schools, parks, and walking trails nearby, this home combines the comfort of an established community with the rare benefit of seven bedrooms, four full bathrooms, and tranquil lake views. If you’ve been searching for a property that truly has it all—size, flexibility, serenity, and location—this is the opportunity you’ve been waiting for.

Built in 1989

**Essential Information**

MLS® #	A2252627
Price	\$469,900
Bedrooms	7
Bathrooms	3.00

Full Baths	3
Square Footage	1,852
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	8905 102 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1E9

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 29th, 2025
Zoning	Low density Residential

**Listing Details**

Listing Office	Real Broker
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