

\$374,900 - 8825 104 Avenue, Grande Prairie

MLS® #A2266152

\$374,900

3 Bedroom, 2.00 Bathroom, 809 sqft

Residential on 0.12 Acres

Ivy Lake Estates., Grande Prairie, Alberta

This inviting bungalow in the family friendly neighborhood of Ivy Lake. It is the perfect place to start out or if looking to simplify and downsize. Located on a bus route, your street is always plowed in the winter, and you'll love being just steps away from the beautiful Ivy Lake walking trail, parks, and playgrounds. Inside, the home offers a warm and welcoming layout with vaulted ceilings in the living room, rich hardwood flooring, and plenty of natural light. The main floor features two comfortable bedrooms and a full bathroom, while the fully developed basement adds an additional bedroom, a spacious family room, and a large bathroom combined with laundry for added convenience. The kitchen opens to patio doors leading onto a sunny, south-facing deck with a gas line for BBQs, overlooking a fully fenced backyard with an easement behind, a handy shed, and even extra yard space along the side. Practical updates include newer shingles (2017), a hot water tank (2018), and recently replaced appliances including the stove, rangehood, and dryer. The attached heated garage is a bonus in the winter months, keeping your vehicle warm and ready to go. With two elementary schools just a few blocks away and plenty of green space, playgrounds, and basketball courts nearby, this neighborhood has everything a family could ask for. Affordable, cozy, and well cared for, this home is ready for its next chapter. Come see why it could be the perfect fit for you!



Built in 1996

Essential Information

MLS® #	A2266152
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8825 104 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1K9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	City Lot, Landscaped, Lawn, Cleared, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.