

# \$309,900 - 8914 103 Avenue, Grande Prairie

MLS® #A2223678

**\$309,900**

4 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.15 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Welcome to this spacious 4-level split located in Ivy Lake Estates close to schools, parks, shopping and more! The main floor offers a bright living room and a well-appointed kitchen with an abundance of cabinetry, plus patio doors providing easy access to the backyard—ideal for entertaining or enjoying your morning coffee. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The third level features convenient access to the attached double garage, a cozy family room with a wood-burning fireplace, a dedicated office space, and a second bathroom. The fourth level includes a fourth bedroom and laundry area with an additional unfinished living space, offering great separation and privacy for guests or teens. With a fully fenced, landscaped yard and a functional layout, this home is full of potential with plenty of room to live, work, and relax in comfort. Book your showing today!

Built in 1986

## Essential Information

MLS® #	A2223678
Price	\$309,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.15



Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	8914 103 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1G4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	RR

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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