

**106, 9140 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2237859**



**\$299,999**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, No Neighbours Behind, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Blinds

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!