

# \$299,900 - 8841 104 Avenue, Grande Prairie

MLS® #A2236383

**\$299,900**

3 Bedroom, 2.00 Bathroom, 801 sqft

Residential on 0.13 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Welcome to this charming 3-bedroom, 1.5-bathroom home located on a spacious corner lot in the desirable community of Ivy Lake Estates. Perfect for first-time buyers or small families, this fully developed gem offers a warm and functional layout with great outdoor space to match.

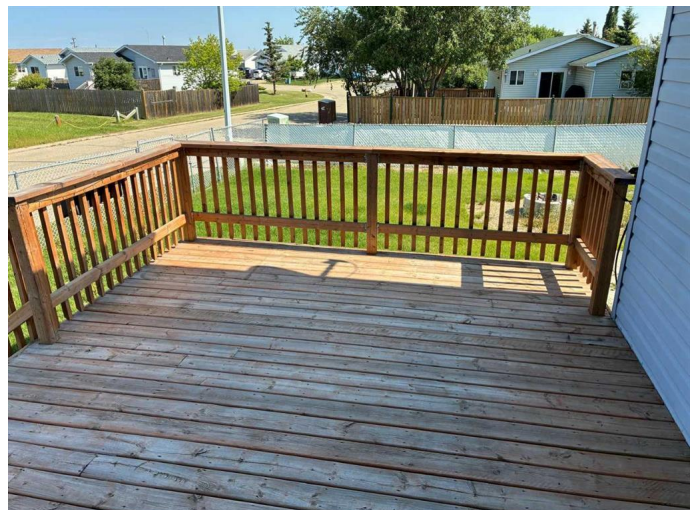
Step inside and youâ€™ll find a bright main floor featuring a cozy living area, functional kitchen, and dining space that opens up to a large deckâ€”ideal for entertaining or enjoying your morning coffee. With two bedrooms upstairs and a third downstairs, thereâ€™s room to grow without compromising comfort.

Outside, the home shines with thoughtful landscaping, a fully fenced yard, fire pit, and two storage sheds to keep everything organized. Whether you're hosting friends around the fire or letting the kids run free, this yard has the space and potential to make it your own.

Built in 1996

## Essential Information

MLS® #	A2236383
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	801
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8841 104 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1K9

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	20

Zoning

RS

## **Listing Details**

Listing Office

Henry Adam Property Management Inc.

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