

# \$385,000 - 9038 103 Avenue, Grande Prairie

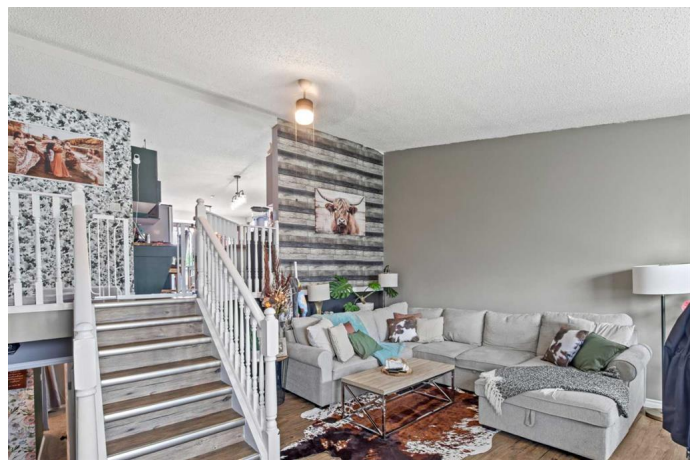
MLS® #A2228640

**\$385,000**

5 Bedroom, 3.00 Bathroom, 1,293 sqft  
Residential on 0.12 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Nestled in the lovely neighborhood of Ivy Lake, this splendid bi-level is a haven of peace and comfort designed to cater to the demands of family living. Boasting five generously-sized bedrooms and three full bathrooms. The heart of this abode is a delightful sunken living room, open and airy, creating a cozy space for gatherings. The upper level consists of three bedrooms, ensuring privacy is paramount. The main bedroom features an en-suite with a walk-in shower, while the main bathrooms offer bathtubs. A cleverly designed kitchen, equipped with butcher block counters, spacious island, a handy pantry, and updated appliances. Stylish green cabinets, complemented by a built-in office desk/nook, add more functionality to this family-friendly environment. The lower level reveals two additional bedrooms, a full bathroom, a vast recreational area, and a laundry room, complete with storage solutions galore (under the whole living room) and a convenient side door for exterior access. This versatile space holds the potential for a suite conversion if desired. Updated central AC, furnace, and shingles within the past 2 years ensure year-round comfort. Step outside to dine alfresco on the inviting deck, overlooking a private yard adorned with mature trees. The property includes a long driveway and a single car garage, finished and powered (gravel floor), providing ample parking. With some fencing recently renewed, this home promises both privacy and charm. Embrace the



opportunity to own a slice of domestic bliss in this idyllic setting, a true sanctuary for the modern family.

Built in 1989

**Essential Information**

MLS® #	A2228640
Price	\$385,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,293
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	9038 103 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1H3

**Amenities**

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	18
Zoning	RR

## Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.