

\$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.

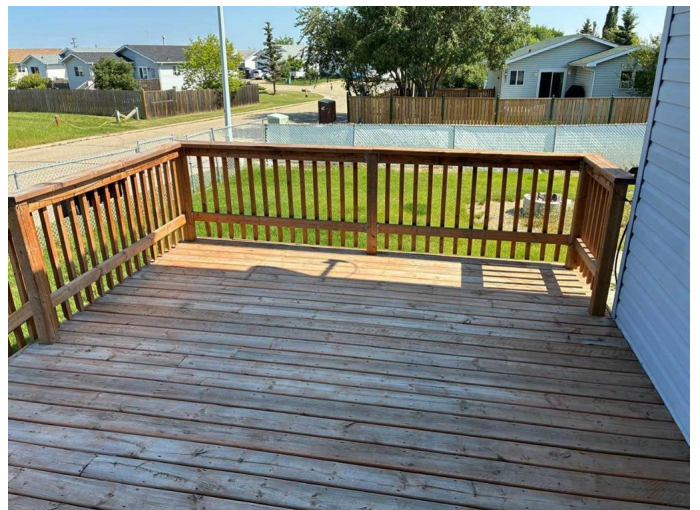
Step inside and youâ€™ll find a bright main floor featuring a cozy living area, functional kitchen, and dining space that opens up to a large deckâ€”ideal for entertaining or enjoying your morning coffee. With two bedrooms upstairs and a third downstairs, thereâ€™s room to grow without compromising comfort.

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 | Private Yard, Fire Pit |
| 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 | 38 |

Zoning

RS

Listing Details

Listing Office

Henry Adam Property Management Inc.

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