



122, 9140 101 Avenue
Grande Prairie, Alberta

MLS # A1151901



\$170,000

Division:	Ivy Lake Estates		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,000 sq.ft.	Age:	1997 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 483

LLD: -

Zoning: MUNI

Utilities: -

Inclusions: -

IMMEDIATE POSSESSION!! This lovely condo is vacant and ready for new owners. Well managed condo association takes care of all the little things and some of the big ones! Garbage, water, lawn maintenance and snow removal, plus any outer maintenance of the unit!! This home also has a handy garage for parking with lots of shelving for storage. Inside is nice open family room boasting gorgeous hardwood flooring. The kitchen has good counterspace and the dining area leads out to the back patio and BBQ. Main floor laundry is great and there is a half bath ensuite in the main bedroom. The main bath boasts a fantastic tiled walk-in shower. Basement has been developed with a nice large rec room, bedroom, bathroom, and office/storage room. This great home is close to shopping and schools as well. Priced to sell!!!