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8837 104 Avenue  
Grande Prairie, Alberta

MLS # A1006407



**\$285,000**

<b>Division:</b>	Ivy Lake Estates.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	-		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1996 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Detached Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

**Heating:** Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RS

**Foundation:** Concrete

**Utilities:** -

**Features:** Storage, Sump Pump(s)

**Inclusions:** -

Cute and functional fully finished bungalow great for a starter home or small family. Located on a corner lot in the lovely neighborhood of Ivy Lake with a large fully fenced yard, storage shed and single detached garage. Spacious parking in the back for a vehicle and an RV. Inside features 2 bedrooms and a bathroom upstairs that are separated from the living room and kitchen. From there you will find patio doors opening up to the large deck with plenty of space for entertaining a backyard BBQ. The basement has a big family room area with cozy carpet, an extra bedroom and big bathroom with all tiled walk-in shower. You'll also find the utility/laundry room and a nice sized storage closet for all your extra things.