

# \$469,900 - 8905 102 Avenue, Grande Prairie

MLS® #A2252627

**\$469,900**

7 Bedroom, 3.00 Bathroom, 1,852 sqft

Residential on 0.15 Acres

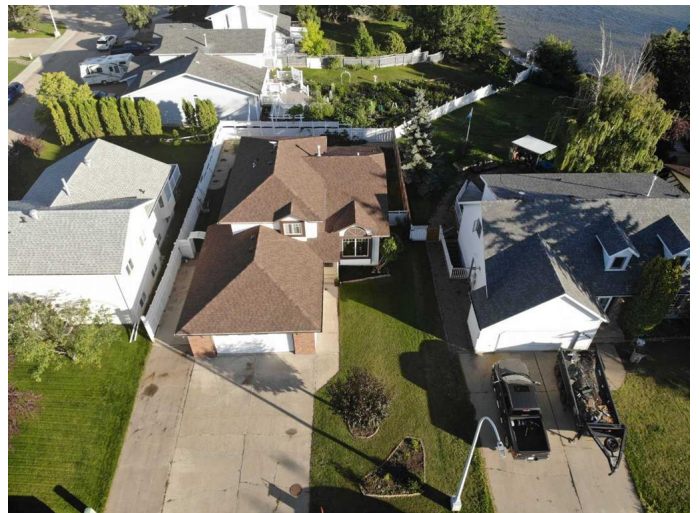
Ivy Lake Estates., Grande Prairie, Alberta

Welcome to Ivy Lake Estates, where the calm of lakeside living meets the space and versatility of a five-level split with seven bedrooms and four bathrooms. Rarely do you find a property that offers this much flexibility, making it an ideal choice for large families, multi-generational living, or anyone who simply values having room to grow.

From the moment you arrive, the home makes an impression with its established landscaping, oversized attached garage, and extra parking options. Step inside, and you'll be greeted by a bright and welcoming layout that takes full advantage of its setting. Along the entire back of the house, you are treated to a lovely, serene view of Ivy Lake. Whether you're sipping morning coffee in the kitchen, enjoying family meals in the dining area, or unwinding in the living spaces, the water provides a peaceful backdrop that feels both calming and inspiring.

The main floor features a front living room that flows naturally into the dining area and kitchen—ideal for everyday living and family gatherings. Upstairs, the primary suite is tucked away as a private retreat, complete with its own 3-piece ensuite. Two more bedrooms and a full bathroom complete this level, ensuring plenty of room for children or guests.

On the third level, you'll discover a warm



and versatile family room with patio doors leading outside, plus another bedroom and full bathroom—perfect for movie nights, a playroom, or a guest suite. The fourth level expands the home even further with two more bedrooms, offering incredible flexibility for offices, hobbies, or growing families.

The fifth level showcases one of the home’s best features: a self-contained in-law suite (illegal) with its own separate entrance, full kitchen, living room, bedroom, and 4-piece bathroom. Whether used for extended family, independent teens, this space offers endless possibilities.

The backyard is fully fenced, landscaped, and designed for both relaxation and entertaining. An oversized double garage (23’6” x 24’1”) with built-in storage ensures your vehicles and gear are well taken care of, while RV parking adds even more convenience. Recent updates include new shingles, giving you added peace of mind.

Set in a well-loved neighborhood with schools, parks, and walking trails nearby, this home combines the comfort of an established community with the rare benefit of seven bedrooms, four full bathrooms, and tranquil lake views. If you’ve been searching for a property that truly has it all—size, flexibility, serenity, and location—this is the opportunity you’ve been waiting for.

Built in 1989

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2252627  |
| Price     | \$469,900 |
| Bedrooms  | 7         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,852         |
| Acres          | 0.15          |
| Year Built     | 1989          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8905 102 Avenue   |
| Subdivision | Ivy Lake Estates. |
| City        | Grande Prairie    |
| County      | Grande Prairie    |
| Province    | Alberta           |
| Postal Code | T8X 1E9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Pantry, Storage                                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Suite                                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Vinyl Siding                         |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | August 29th, 2025       |
| Days on Market | 55                      |
| Zoning         | Low density Residential |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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