

# \$374,900 - 9037 103 Avenue, Grande Prairie

MLS® #A2256108

**\$374,900**

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.15 Acres

Ivy Lake Estates., Grande Prairie, Alberta

This beautifully maintained Bi-Level in the heart of Ivy Lake offers 4 bedrooms and 3 bathrooms. Step inside to an inviting area featuring a spacious family room. The kitchen showcases oak cabinets, a centre island with eating bar and built-in cutting board, plus rear door access to the covered veranda - the perfect spot to unwind while enjoying your private backyard surrounded by established trees. The main floor hosts the primary suite with a walk-in closet and full ensuite with stand-alone shower, along with two additional well-sized bedrooms, a full bathroom, and three convenient hallway closets for added storage. The lower level welcomes you with an oversized family rec room featuring an additional bedroom, 2-piece bathroom, generous laundry/storage area, and walk-in under-stair storage. The yard is the perfect space for those summer days, with a deck for barbecues, fully landscaped and fenced. You™ll also appreciate the detached double garage, RV parking potential, and more, making this home a standout. Additional highlights include NEWER SHINGLES, abundant natural light throughout, and close proximity to schools, parks, and amenities!

Built in 1987

## Essential Information

MLS® #                   A2256108

Price                     \$374,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.15
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9037 103 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1H4

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, See Remarks, Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  September 11th, 2025

Zoning                        RR

### **Listing Details**

Listing Office                RE/MAX Grande Prairie

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.