

10210 91 Street  
Grande Prairie, Alberta

MLS # A2165418



**\$305,000**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings

Welcome to this charming starter home located in the desirable Ivy Lake Estates! This 882 sq ft bungalow offers 3 bedrooms and 2 full baths, providing ample space and comfort. Tucked away with no rear neighbors and adjacent to an easement, you'll enjoy extra privacy. The open-concept main level is bright and inviting, featuring a modern kitchen with upgraded countertops, sinks, backsplash, and stainless steel appliances. The spacious living and dining areas are perfect for entertaining. The bathrooms have been beautifully updated with new countertops, sinks, and toilets. The fully developed basement includes a large rec room, an additional bedroom, and a full bath, along with upgraded commercial-grade carpet and a plumbed counter ready for a sink installation. Step outside to a fenced and landscaped backyard complete with a deck, firepit area, and shed. The detached heated garage with concrete floors and the extra-long driveway, perfect for RV parking, add convenience and versatility. Bordering two easements, this home has only one direct neighbor, ensuring peace and quiet. Vacant and ready for immediate possession, this home offers a great opportunity in a prime location. Don't miss out!