

\$265,000 - 106, 9140 101 Avenue, Grande Prairie

MLS® #A2237859

\$265,000

3 Bedroom, 3.00 Bathroom, 1,267 sqft
Residential on 0.00 Acres

Ivy Lake Estates., Grande Prairie, Alberta

Rare Find in Ivy Lake Villas â€” Double
Attached Garage!

This freshly updated 3-bedroom, 2.5-bath
townhouse is more than move-in
readyâ€”itâ€™s the perfect blend of comfort,
style, and convenience in one of Grande
Prairieâ€™s most desirable communities.
What sets this home apart? Itâ€™s the only
unit currently available with a double attached
garageâ€”a true game-changer for Alberta
winters and for anyone who values extra
storage and parking space.

Inside, youâ€™ll love the fresh, modern feel:

Bright, open-concept kitchen with stainless
steel appliances and plenty of natural light.

Recent upgrades throughout, including new
paint, trim, and carpet.

Convenient main-floor laundry for everyday
ease.

Upstairs offers three comfortable bedrooms,
including a spacious primary with ensuite,
making it ideal for families, downsizers, or
anyone seeking low-maintenance living
without compromise.

This home has been owner-occupied and
lovingly maintained, so you can skip the
projects and start enjoying it right away.



Located in Ivy Lake Villas, youâ€™ll be close to parks, walking trails, schools, and shoppingâ€”everything you need within minutes.

Opportunities like this donâ€™t come oftenâ€”book your private showing today!

Built in 1997

Essential Information

MLS® #	A2237859
Price	\$265,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	106, 9140 101 Avenue
Subdivision	Ivy Lake Estates.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1K6

Amenities

Amenities	Visitor Parking, Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished



Exterior

Exterior Features	Private Entrance
Lot Description	No Neighbours Behind, Back Yard, Cul-De-Sac, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	96
Zoning	RM

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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