



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

8934 103 Avenue  
 Grande Prairie, Alberta

MLS # A2178493



**\$445,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Ivy Lake Estates       |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,336 sq.ft.           | <b>Age:</b>   | 1990 (34 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Private                |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Quartz Counters, Separate Entrance, Storage |                   |    |

**Inclusions:** n/a

Unparalleled Potential Awaits: A Fully Renovated 6-Bedroom Oasis with Endless Possibilities! Welcome to a home designed to embrace the future, offering a unique blend of modern comfort and adaptable space perfect for multigenerational living, savvy investors, or ambitious house hackers. This stunning 6-bedroom, 3-bathroom home has undergone a meticulous full renovation, creating a haven of contemporary luxury. **Upstairs: Your Private Sanctuary:** Step into a world of refined living with spacious bedrooms boasting ample natural light, stylish bathrooms, and thoughtfully curated finishes. The upstairs offers the perfect haven for family gatherings, cozy evenings, or simply unwinding after a long day. **Downstairs: A World of Opportunity:** The lower level, with its separate entrance and prepped kitchen hookups, presents a blank canvas ready for your vision. Imagine a separate living space for extended family, a lucrative rental unit, or a thriving home business &ndash; the choice is yours! **Unmatched Features:** \* 6 Spacious Bedrooms: Each room offers a comfortable retreat with modern touches and ample storage. \* 3 Elegant Bathrooms: Enjoy the modern luxury of spa-like bathrooms, designed for ultimate comfort and relaxation. \* Fully Renovated: This home is move-in ready, boasting fresh finishes, updated fixtures, and meticulous attention to detail. \* Separate Entrance & Kitchen Hookups: The downstairs offers endless potential for a separate living space, rental unit, or home office. \* Prime Location: Enjoy easy access to all that the city has to offer, from parks and entertainment to shopping and dining. **A Home Built for the Future:** Whether you're a growing family, a savvy investor, or a forward-thinking house hacker, this fully renovated 6-bedroom home offers a unique opportunity to build a future filled with comfort, flexibility, and potential. Don't miss

your chance to make this dream home your own.