

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

Interior

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



Exterior

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

Additional Information

Date Listed	July 7th, 2025
Days on Market	107
Zoning	RM

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.