



**10315 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2165128**



**\$268,500**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ivy Lake Estates  |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | Bi-Level, Side by Side  |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.  | <b>Age:</b>   | 1994 (30 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Driveway, Garage Faces Front, Insulated, Single Garage |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Corner Lot  |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                                   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco                                     | <b>Zoning:</b>    | RR |
| <b>Foundation:</b> | Poured Concrete                            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry, Primary Downstairs |                   |    |

**Inclusions:** N/A

Take a look at this cute half duplex with an attached single garage. Such a beautiful layout amplifies maximum living space for a growing family. The open living concept with tons of natural lighting is perfect for a busy and social family. The kitchen has the cutest two-tone cabinets. And welcoming kitchen and dining room concept maximizes the space perfect for thanksgiving and the holiday dinners. Just off the kitchen in the hallway is a convenient half bath that you can guide your guests to wash up as you place the food on the table. Walk into the living room the massive space with natural lighting coming in from the front windows brings warmth to the home. Downstairs has 3 good-sized bedrooms and a full bathroom. With laundry conveniently located next to the bedrooms for easy access. Outside has such a beautiful sitting space that's private and you can enjoy it with your guests and family.