

**10102 89 Street**  
**Grande Prairie, Alberta**

**MLS # A2176690**



**\$524,900**

<b>Division:</b>	Ivy Lake Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, No Neighbours Behind, Landscaped, Pie Shaped Lot, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	30-71-5-W6
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** Shed

One-of-a-kind 4-level split WITH WALK-OUT. Nestled in a quiet culdesac on a massive pie-shaped lot boasting 137 ft OF WATERFRONT ON IVY LAKE! A sought-after location that rarely becomes available! Experience the perfect blend of industrial charm and rustic elegance in this incredibly unique 2390 sq. ft. 3 bed, 2.5 bath home. Entirely updated (no carpets) including new mechanical upgrades: HVAC, HWH, Kinetic water system, plumbing & fixtures, and wiring plus electrical panel. Main floor hosts a bright, open space featuring a wood-burning fireplace with custom cast doors and a concrete timber surround. Both entry closets include convenient built-in benches and storage. Spacious kitchen highlights a striking black-and-white contrast, featuring crisp white cabinetry with fully tiled backsplash complemented by sleek black countertops and appliances. Minimalist hardware and lighting, with tongue-and-groove panelling add warmth and character to the space. The upper level includes 2 nice-sized spare bedrooms, a full 4 pc bath and a large primary bedroom with a beautiful 3 pc ensuite. Lower 3rd level provides 2 exits to the gorgeous yard as well as entry to the garage, and is fully developed with a sprawling rec area, 2 pc bath and a roomy laundry complete with sink and large countertop. The lowest 4th level awaits your finishing touches. Surrounded by an abundance of mature trees, you can privately savour the tranquillity and picturesque views from the new rear deck. Dbl attached heated garage plus RV parking and shed on the east side. An incredible opportunity to own a home in such a desirable location! Don't wait! Arrange a private viewing today!