

10115 90A Street
Grande Prairie, Alberta

MLS # GP208258



\$619,900

Division:	Ivy Lake Estates		
Type:	House		
Style:	1.5 Storey		
Size:	2,498 sq.ft.	Age:	1990 (29 yrs old)
Beds:	3	Baths:	3
Possession:	Negotiable		
Garage:	Attached, Double		
Driveway:	Concrete		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood

Sewer: Municipal

Roof: Other

Taxes: \$ 6,436

Basement: Full

Condo Fee: -

Exterior: Stucco

Lot Fee: -

Land: Landscaped

Maintenance Fee: -

Features: Central Air Conditioning, Central Vacuum, Deck, Ensuite, Fireplace - Gas, Fireplace - Woodburning, Jet Tub, Non-Smoking Home

Inclusions: Window Coverings

LAKEFRONT LIVING IS RARE IN GRANDE PRAIRIE!!! THIS RARE OPPORTUNITY IS LOCATED IN TOWN ON IVY LAKE!!!, Immaculate 1.5 storey home with priceless views from almost every room in the house. Catch morning coffee or a sunset while listening to the birds... Boasting a large footprint with towering windows along the back bringing in abundance of natural light!!! Lovey custom maple cabinets and upgraded countertops in the kitchen with access to the back deck plus a cozy fireplace in the family room. Upstairs loft features a study, 2 bedrooms. Private balcony off the master bedroom, not to mention nice size with an impressive ensuite with jetted soaker and million dollar view of the lake! Downstairs features weight room, family room and storage area. You will hardly believe you are still in Grande Prairie!!! Great developed area close to schools and faces kids park! This home is sure to impress and you must see in person to truly appreciate what this home has to offer new owners.