



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

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10317 89 Street
Grande Prairie, Alberta

MLS # A2266437



\$269,000

Division:	Ivy Lake Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Charming 5 Bedroom Home Sold "As Is, Where Is" – Endless Potential Awaits! Discover the opportunity to make this spacious 5 bedroom, 2.5 bath home your own. Offering approximately 1,000 sqft of living space, this property is perfect for buyers with a vision. The home features a functional layout with plenty of room for family and guests, while the generous backyard provides a wonderful outdoor retreat—ideal for gardening, entertaining, or simply relaxing. Though the property needs some work and TLC, it holds great potential for renovation or investment. With a motivated seller ready to make a deal, this is your chance to create a dream home at an incredible value. Bring your creativity and make this property shine again!