

# \$519,000 - 9810 105 Avenue, Grande Prairie

MLS® #A2198884

**\$519,000**

4 Bedroom, 4.00 Bathroom, 2,267 sqft  
Residential on 0.23 Acres

VLA Montrose, Grande Prairie, Alberta

Charming home located in the VLA neighbourhood with a lush and private yard. This house truly feels like a home with ample natural light and preserved character that needs to be seen to be appreciated. Picture drinking your morning coffee on a cozy chair by a wood burning fireplace... your home dreams come to life here. One of the greatest features of this property is how functional the space can be depending on your needs. The current dining area could easily be a functioning secondary living space right off the kitchen leading into your glass sunroom. The kitchen has many features to highlight. The stovetop and double ovens are built in, an island with a beverage fridge, plenty of extra built in storage and large windows to take in the backyard views. The main level also offers a bedroom, full bathroom and laundry room. The second level features 3 bedrooms, 2 full bathrooms and a private balcony off the master bedroom! Needing a large place for kids to run around, extra bedrooms or maybe just an additional spot for movie night? This spacious basement is sure to be perfect for any buyers needs and also has a full bathroom. There is also RV parking which could be utilized as extra parking if you like to host family and friend functions. Not many homes like this in the Grande Prairie area. Be sure to contact an agent of your choice and see this gorgeous and well kept home for yourself!



Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198884    |
| Price          | \$519,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,267       |
| Acres          | 0.23        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9810 105 Avenue |
| Subdivision | VLA Montrose    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V1G8          |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home  |
| Appliances        | Built-In Oven, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Gas, Wood Burning  |
| Has Basement      | Yes  |

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Many Trees, Private, Underground Sprinklers

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## Additional Information

Date Listed March 4th, 2025

Days on Market 31

Zoning RR

## Listing Details

Listing Office Grassroots Realty Group Ltd.

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