

# \$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
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## 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	46
Zoning	RR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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