

# \$180,000 - 9804 108 Avenue, Grande Prairie

MLS® #A2265481

**\$180,000**

2 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.14 Acres

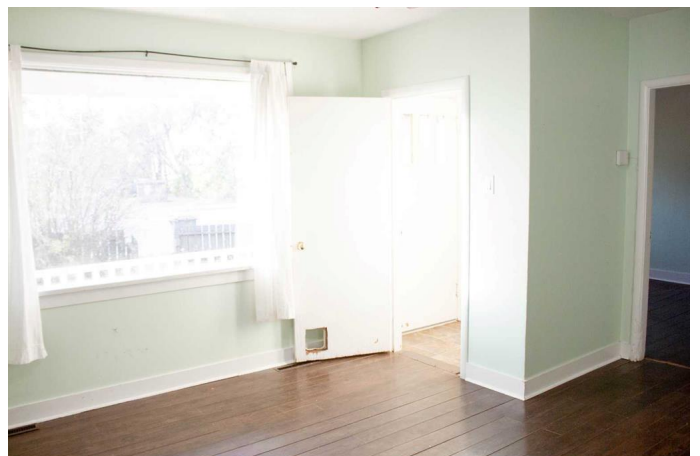
VLA Montrose, Grande Prairie, Alberta

2 bedroom, 1 bath home offers the best of both worlds: vintage charm paired with thoughtful modern updates. Perfectly located in the heart of Grande Prairie, youâ€™ll love being near the Queen Elizabeth II Care Centre, the Provincial Building, shopping, and transit. Inside feels bright and welcoming, with big ticket upgrades already done including newer plumbing and electrical, furnace, refreshed bathroom and kitchen, vinyl siding, eavestroughs, roof, most windows, and a fenced backyard. With alley access to a double car and RV parking pad, thereâ€™s plenty of space for both vehicles and outdoor projects. Immediate possession available. Book your showing today!

Built in 1948

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265481    |
| Price          | \$180,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 701         |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9804 108 Avenue |
| Subdivision | VLA Montrose    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 1N6         |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Partial, Crawl Space                              |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Fire Pit, Other, Private Entrance, Private Yard |
| Lot Description   | Back Lane, See Remarks                          |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 7                  |
| Zoning         | RR                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.