

\$385,000 - 9904 106 Avenue, Grande Prairie

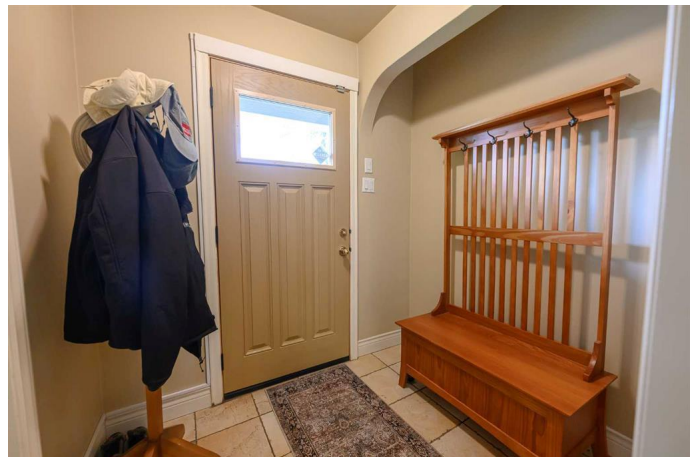
MLS® #A2255685

\$385,000

4 Bedroom, 2.00 Bathroom, 1,882 sqft
Residential on 0.23 Acres

VLA Montrose, Grande Prairie, Alberta

Charming Character Home on an Expansive Lot in the desirable neighborhood of VLA â€“ A Rare Find! Nestled on an oversized 88 ft x 120 ft lot surrounded by mature trees and lush perennial gardens, this unique 4-level split home is bursting with warmth, charm, and timeless character. From the moment you arrive, the setting feels like a private sanctuary in the heart of the city. Step inside and be welcomed by a thoughtful, functional design showcasing exposed brick, hardwood floors, granite countertops, and an abundance of natural light pouring in through the windows. This home offers 4 bedrooms â€“ two on the upper level and two on the main â€“ ideal for families or flexible work-from-home spaces. The cozy living room, complete with a wood-burning fireplace, invites you to unwind on cool evenings, while the library-style dining area with wall-to-wall bookshelves adds an inspiring and personal touch to every mealtime. The heart of the home is the beautifully appointed kitchen, featuring a gas stove, island with bar seating, and plenty of room to cook and gather. Downstairs, the finished basement provides even more living space â€“ perfect for a rec room, gym, or playroom. Outside, youâ€™ll fall in love with the park-like yard â€“ an incredible space for entertaining, gardening, or simply relaxing under the canopy of mature trees. This is more than a house â€“ itâ€™s a lifestyle. Full of character, space, and soul, this one-of-a-kind home is ready to welcome its



next chapter. Donâ€™t miss your chance â€”
schedule your private viewing today!

Built in 1979

Essential Information

MLS® #	A2255685
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,882
Acres	0.23
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9904 106 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1J5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Garage Door Opener, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden
Lot Description	Fruit Trees/Shrub(s), Rectangular Lot, Many Trees
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	RR

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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