

\$449,000 - 9826 104 Avenue, Grande Prairie

MLS® #A2271707

\$449,000

5 Bedroom, 2.00 Bathroom, 1,366 sqft
Residential on 0.21 Acres

VLA Montrose, Grande Prairie, Alberta

Amazing bungalow with large detached heated garage in the VLA Montrose neighborhood that features wide lots, huge trees and nice streets. This is a one of a kind home with tons of character featuring vintage Youngstown steel cabinets in teal with original handles/hardware, new quartz counters, maple hardwood throughout & slate flooring in the entrances, & nice large windows. The kitchen has all new stainless appliances (Fridge with ice/water line, gas range/oven, dishwasher, wine fridge). There are 3 bedrooms on the main floor with the master bedroom being large enough for a king size bed plus extra dressers &/or armoire. The 4 pc. main bathroom has two unique sinks from Morocco with new taps & new quartz counters. Step into the basement & you will find a fully renovated functional beautifully modern space with counters, cabinets, sink; all offering a unique work space. There is a gas fireplace in the adjacent family room that is wide open. There are 2 more bedrooms in the basement (one has extensive built in floor to ceiling cabinetry so could be an office) and an updated 3 pc. bathroom with heated floors. Recent additional updates: new hot water tank (Nov 2025), new washing machine (Oct 2025), new blown-in insulation in the attic (2023), painted the exterior of the home & garage (2025), new quartz counters in kitchen & main bath with new taps, 6 yr old shingles (Heritage Roofing), & new insulation & drywall in the lower half of the garage. The double detached



heated garage is larger than normal at 22' wide x 36' long so there is tons of extra storage & room for a workbench. The backyard is a showstopper with a 75 ft. wide lot featuring a nice high fence, perimeter trees, & tons of open space for kids to play plus a firepit area. There is back alley access to the lot if desired. This kind of property really doesn't come for sale very often in this neighborhood that is in ready to move in condition - You have character, charm & functionality. Don't wait on this one!!

Built in 1957

Essential Information

MLS® #	A2271707
Price	\$449,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.21
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9826 104 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1E8

Amenities

Parking Spaces	4
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Quartz Counters
Appliances Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Basement, Family Room
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, City Lot, Landscaped, Lawn, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

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

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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