

\$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 “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 “ two on the upper level and two on the main “ 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 “ perfect for a rec room, gym, or playroom. Outside, you’ll fall in love with the park-like yard “ an incredible space for entertaining, gardening, or simply relaxing under the canopy of mature trees. This is more than a house “ it’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	Bookcases, Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace

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), Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	4
Zoning	RR

Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.