

# \$499,900 - 9906 105 Avenue, Grande Prairie

MLS® #A2214093

**\$499,900**

5 Bedroom, 4.00 Bathroom, 2,140 sqft  
Residential on 0.23 Acres

VLA Montrose, Grande Prairie, Alberta

REDUCED \$25,000, WOW! Where does one begin to describe the character and charm of this bright, unique home, nestled on a mature, private double lot in the prestigious, one-of-a-kind VLA neighborhood? This 2140 sqft gem, plus an additional 272 sqft three-season sunroom with an attached guest suite, and a fully developed basement featuring a mother-in-law suite, offers an abundance of space and possibilities. Step inside and be greeted by an updated kitchen and two renovated bathrooms, all bathed in natural light. The home has been freshly painted almost throughout, boasting beautiful recent shingles and a state-of-the-art boiler. The exquisite marble imported fireplace, marble floors, and hardwood flooring throughout add a touch of elegance to every room. Almost all windows have been replaced, ensuring modern comfort while maintaining the home's historic charm. The layout is perfect for both daily living and entertaining, with several separate living areas, a formal dining room, and a sunroom that invites you to enjoy the unbelievably mature private backyard. With four bedrooms, a den area downstairs, and four bathrooms, there's plenty of room for everyone. The present owners rave about how perfect this home and yard are for entertaining guests. Downstairs, discover a private suite with its own entrance, ideal for guests or extended family. The heated 1.5-car garage includes extra laundry facilities and ample storage space, with two laundry sets and two



kitchens adding to the convenience. Located close to all amenities such as the hospital, downtown, shopping, and the provincial building, this large, beautiful home is a must-see. Don't miss out on this rare opportunity to own a piece of VLA's historic charm combined with modern updates and unparalleled privacy!

Built in 1965

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214093    |
| Price          | \$499,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,140       |
| Acres          | 0.23        |
| Year Built     | 1965        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9906 105 Avenue |
| Subdivision | VLA Montrose    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8V 1G9         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Boiler, Radiant  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Fire Pit           |
| Lot Description   | Back Yard, Private |
| Roof              | Asphalt Shingle    |
| Construction      | Brick, Wood Siding |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 2                |
| Zoning         | RR               |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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