

# \$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	12
Zoning	RR

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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