

\$414,900 - 9812 108 Avenue, Grande Prairie

MLS® #A2263559

\$414,900

4 Bedroom, 3.00 Bathroom, 1,150 sqft

Residential on 0.09 Acres

VLA Montrose, Grande Prairie, Alberta

Experience the appeal of a quality well built home that looks and feels brand new! This immaculate property boasts current colors and decor, trendy lighting and modern finishes throughout. Designed for efficiency, it features triple pane windows, R50 attic insulation, and a high-efficiency furnace. The bright, open floor plan has vaulted ceilings, and durable vinyl plank flooring. The custom kitchen is a chef's dream with white shaker soft-close cabinets and drawers, a movable grey island with pull-up seating, built-in desk, subway tile backsplash, and high-end stainless steel appliances: a Samsung double convection oven, Bosch dishwasher, and convection microwave range hood. This spacious residence offers 4 bedrooms (2 up/2 down) and large 3 full bathrooms. The large primary suite has a generous closet with custom organizers and a full ensuite. Built-in shelving and custom blinds are featured throughout. The bright, finished basement includes a large living space, high ceilings, large windows, laundry room with extra storage, and a finished play space under the stairs. Enjoy the convenience of a central location within walking distance to all amenities. Concrete parking for 4 vehicles or long enough for RV Parking. The single finished garage is roughed in for heat, and the tiled front entry provides a comfortable welcome. This fine property is ready for immediate possession and will look and feel newer than anything else you can find in the price range.



Built in 2018

Essential Information

MLS® #	A2263559
Price	\$414,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,150
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9812 108 Avenue
Subdivision	VLA Montrose
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 1N6

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	16
Zoning	RSR

Listing Details

Listing Office	Royal LePage - The Realty Group
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