

# \$180,000 - 9804 108 Avenue, Grande Prairie

MLS® #A2265481

**\$180,000**

2 Bedroom, 1.00 Bathroom, 701 sqft  
Residential on 0.14 Acres

VLA Montrose, Grande Prairie, Alberta

2 bedroom, 1 bath home offers the best of both worlds: vintage charm paired with thoughtful modern updates. Perfectly located in the heart of Grande Prairie, you'll love being near the Queen Elizabeth II Care Centre, the Provincial Building, shopping, and transit. Inside feels bright and welcoming, with big ticket upgrades already done including newer plumbing and electrical, furnace, refreshed bathroom and kitchen, vinyl siding, eavestroughs, roof, most windows, and a fenced backyard. With alley access to a double car and RV parking pad, there's plenty of space for both vehicles and outdoor projects. Immediate possession available. Book your showing today!

Built in 1948

## Essential Information

MLS® #	A2265481
Price	\$180,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### Community Information

Address 9804 108 Avenue  
Subdivision VLA Montrose  
City Grande Prairie  
County Grande Prairie  
Province Alberta  
Postal Code T8V 1N6

### Amenities

Parking Spaces 4  
Parking Parking Pad

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Partial

### Exterior

Exterior Features Fire Pit, Other, Private Entrance, Private Yard  
Lot Description Back Lane, See Remarks  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 18th, 2025  
Days on Market 17  
Zoning RR

### Listing Details

Listing Office First Place Realty

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