



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9804 108 Avenue
Grande Prairie, Alberta

MLS # A2265481



\$180,000

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	701 sq.ft.	Age:	1948 (77 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

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!