



GRASSROOTS

REALTY GROUP

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**9810 108 Avenue
Grande Prairie, Alberta**

MLS # A2325314



\$95,000

Division: VLA Montrose

Lot Size: 0.09 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: RSR

Water: -

Sewer: -

Utilities: -

Prime Infill & Builder Opportunity! This 33' x 122' lot offers an outstanding opportunity to build in one of Grande Prairie's central neighbourhoods. Convenient rear alley access, this property is ideally positioned within the VLA/Montrose Area Redevelopment Plan, an area identified for thoughtful infill and continued revitalization. Located along 108 Avenue, the property may offer future redevelopment potential for a new custom home or qualifying small-lot residential development, subject to City approval. Enjoy a walkable location just minutes from downtown, schools, parks, shopping, restaurants, and other amenities. Whether you're a builder, investor, or future homeowner, this is an excellent opportunity to secure land in one of Grande Prairie's evolving established neighbourhoods. Check out the VLA/Montrose Area Redevelopment Plan attached to this listing.