



9808 108 Avenue
Grande Prairie, Alberta

MLS # A2176548



\$186,900

Division:	VLA Montrose		
Type:	Residential/House		
Style:	2 Storey		
Size:	722 sq.ft.	Age:	1945 (79 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street, Parking Pad, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Many Trees		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Metal

Basement: Partial, Unfinished

Exterior: Vinyl Siding

Foundation: Perimeter Wall, Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RSR

Utilities: -

Inclusions: none

NOW VACANT WITH QUICK POSSESSION AVAILABLE! Welcome to this charming 3-bedroom character home in VLA. This property boasts ample parking and a spacious, fenced backyard adorned with mature trees and a lovely deck. Step inside through a large porch into a well-appointed eat-in kitchen. The main floor features convenient laundry, a recently renovated bathroom, a generously sized bedroom (10x16 feet), a bright living room, and access to an enclosed front porch. Upstairs, you'll find two additional bedrooms with closet space. With a total finished living area of 1,178 square feet, this home also includes a newer furnace, hot water tank, and updated electrical service. This is currently the best-priced, move-in ready home in Grande Prairie. Don't miss out—book your showing today before it's gone!