

**9904 106 Avenue
Grande Prairie, Alberta**

MLS # A2255685



\$385,000

Division:	VLA Montrose		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,882 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Rear Dr		
Lot Size:	0.23 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Charming Character Home on an Expansive Lot in the desirable neighborhood of VLA – A Rare Find! Nestled on an oversized 88 ft x 120 ft lot surrounded by mature trees and lush perennial gardens, this unique 4-level split home is bursting with warmth, charm, and timeless character. From the moment you arrive, the setting feels like a private sanctuary in the heart of the city. Step inside and be welcomed by a thoughtful, functional design showcasing exposed brick, hardwood floors, granite countertops, and an abundance of natural light pouring in through the windows. This home offers 4 bedrooms – two on the upper level and two on the main – ideal for families or flexible work-from-home spaces. The cozy living room, complete with a wood-burning fireplace, invites you to unwind on cool evenings, while the library-style dining area with wall-to-wall bookshelves adds an inspiring and personal touch to every mealtime. The heart of the home is the beautifully appointed kitchen, featuring a gas stove, island with bar seating, and plenty of room to cook and gather. Downstairs, the finished basement provides even more living space – perfect for a rec room, gym, or playroom. Outside, you’ll fall in love with the park-like yard – an incredible space for entertaining, gardening, or simply relaxing under the canopy of mature trees. This is more than a house – it’s a lifestyle. Full of character, space, and soul, this one-of-a-kind home is ready to welcome its next chapter. Don’t miss your chance – schedule your private viewing today!