

9826 104 Avenue
Grande Prairie, Alberta

MLS # A2271707



\$449,000

Division:	VLA Montrose		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Quartz Counters		

Inclusions: Built in show cabinets and large mirror in front entrance, refrigerator & freezer in laundry room, Garden Shed, heater in garage

Amazing bungalow with large detached heated garage in the VLA Montrose neighborhood that features wide lots, huge trees and nice streets. This is a one of a kind home with tons of character featuring vintage Youngstown steel cabinets in teal with original handles/hardware, new quartz counters, maple hardwood throughout & slate flooring in the entrances, & nice large windows. The kitchen has all new stainless appliances (Fridge with ice/water line, gas range/oven, dishwasher, wine fridge). There are 3 bedrooms on the main floor with the master bedroom being large enough for a king size bed plus extra dressers &/or armoire. The 4 pc. main bathroom has two unique sinks from Morocco with new taps & new quartz counters. Step into the basement & you will find a fully renovated functional beautifully modern space with counters, cabinets, sink; all offering a unique work space. There is a gas fireplace in the adjacent family room that is wide open. There are 2 more bedrooms in the basement (one has extensive built in floor to ceiling cabinetry so could be an office) and an updated 3 pc. bathroom with heated floors. Recent additional updates: new hot water tank (Nov 2025), new washing machine (Oct 2025), new blown-in insulation in the attic (2023), painted the exterior of the home & garage (2025), new quartz counters in kitchen & main bath with new taps, 6 yr old shingles (Heritage Roofing), & new insulation & drywall in the lower half of the garage. The double detached heated garage is larger than normal at 22' wide x 36' long so there is tons of extra storage & room for a workbench. The backyard is a showstopper with a 75 ft. wide lot featuring a nice high fence, perimeter trees, & tons of open space for kids to play plus a firepit area. There is back alley access to the lot if desired. This kind of property really doesn't come for sale very often in this

neighborhood that is in ready to move in condition - You have character, charm & functionality. Don't wait on this one!!