

**9808 108 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2176548**



**\$184,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RSR
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**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!