

**9313 91 Street**  
**Grande Prairie, Alberta**

**MLS # A2190615**



**\$319,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	904 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Gorgeous, move-in-ready home in Cobblestone! The main floor features soaring vaulted ceilings, modern light fixtures throughout, two spacious bedrooms, and a full bathroom. Stylish new French doors open to a large deck overlooking a beautifully landscaped yard. The fully finished basement includes two additional bedrooms, a cozy family room, a full bathroom, laundry, and a brand-new hot water tank. Enjoy the convenience of back alley access, ample parking, and a fully fenced yard. Perfectly situated within walking distance of Riverstone School and shopping. Don't miss your chance to own this pristine home!