

9806 90 Street
Grande Prairie, Alberta

MLS # A2211703



\$435,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,264 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Rs

Utilities: -

Inclusions: Blinds

Welcome to this fully developed modified bi-level , located in the convenient and central Cobblestone. The main floor features a bright, open layout with vaulted ceilings and a functional kitchen offering ample cabinetry, generous counter space, and sleek stainless steel appliances. The spacious living room is enhanced with brand-new laminate flooring and a cozy gas fireplace. Upstairs, the private primary suite includes a walk-in closet and a full ensuite bathroom. The fully finished basement adds excellent versatility with a large rec room, two additional bedrooms, and a combined laundry/bathroom. Enjoy direct access from the dining area to a tiered deck, perfect for entertaining, overlooking the fully fenced and landscaped backyard. Conveniently located within walking distance to schools, TD Bank, Shoppers Drug Mart, and other key amenities.