



GRASSROOTS
REALTY GROUP

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9910 90A Street
Grande Prairie, Alberta

MLS # A2224321



\$489,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, No Neighbours Behind, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Sump Pump(s)		

Inclusions: Garden Shed

Welcome to your dream home in the desirable Cobblestone neighborhood! This beautifully maintained 2106 sq.ft. two-storey offers 4 generous bedrooms, a dedicated home office, and 2.5 bathrooms—perfect for families or anyone needing extra space to live, work, and entertain. Situated on one of the largest pie-shaped lots in Cobblestone with no rear neighbors, this property offers exceptional privacy and a backyard oasis with room to roam, garden, or even add your dream outdoor space. Inside, you’ll find a bright and functional layout with spacious living areas and a seamless flow throughout. This home has had numerous upgrades since 2018 including all new interior paint (walls, doors, closets, and baseboards), siding, eavestroughs/trim and shingles, as well as a recently updated deck and railings. The main floor features a kitchen that boasts GE Profile appliances and Samsung Platinum washer and dryer, and office space; while upstairs, the private bedrooms offer quiet retreat. Enjoy peace of mind with a new furnace installed in 2023 and a new hot water heater in 2017, ensuring year-round comfort and energy efficiency. Located in the family-friendly neighborhood of Cobblestone, this home offers convenience, comfort, and a rare lot you won’t find just anywhere.