



**GRASSROOTS**  
REALTY GROUP

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**9445 90A Street**  
**Grande Prairie, Alberta**

**MLS # A2244023**



**\$399,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,141 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry		

<b>Inclusions:</b>	N/A
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This 4-level split home is located in the Cobblestone neighborhood and offers a bright and open layout with room for everyone! Featuring 4 bedrooms and 1.5 bathrooms, the heart of the home is a spacious kitchen with an island and pantry, perfect for meal prep and entertaining. The primary bedroom includes a 2-piece ensuite and his-and-hers closets for added convenience. The second level boasts a cozy family room and additional bedroom, while the basement is partially finished and ready for your personal touch. Outside, you'll find a fully landscaped yard, deck, and plenty of space to enjoy. Conveniently located close to schools and shopping—this is a great home in a well-established neighborhood!