



GRASSROOTS
REALTY GROUP

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9818 90A Street
Grande Prairie, Alberta

MLS # A2255044



\$335,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Shed

Welcome to this wonderful two-story home in the convenient Cobblestone neighborhood! Featuring 3 bedrooms and 1.5 bathrooms, this home offers both comfort and functionality. The spacious, bright kitchen is highlighted by white cabinets and newer appliances, perfect for everyday living and entertaining. Enjoy your mornings on the charming front veranda or relax in the beautifully landscaped and fully fenced backyard with a deck, ideal for family gatherings. The basement is partially developed, offering additional space and potential. This home also comes with major upgrades for peace of mind, including a brand new roof, central air conditioning, a newer furnace (just 2 years old), and modern appliances. Located within walking distance to shopping and schools, this property is perfectly suited as a family home or a great rental investment.