



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9314 91 Street
Grande Prairie, Alberta

MLS # A2304650



\$439,700

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Driveway, On Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Laminate Counters, Pantry		

Inclusions: N/A

Quick Possession Available! This fully developed home is ideally located on a quiet street, just steps from parks, Riverstone School, and the convenient amenities of Cobblestone Shopping Centre. Step inside to a well-maintained and thoughtfully laid-out main floor, featuring a spacious family room that flows seamlessly into the bright kitchen and dining area—offering plenty of counter space and storage for everyday living and entertaining. A convenient half bath completes the main level. Upstairs, you’ll find three comfortable bedrooms, including a generous primary suite with its own full ensuite and ample closet space. The fully developed basement offers excellent flexibility with a one-bedroom mother-in-law suite and separate rear entrance—perfect for extended family or added income potential. Outside, enjoy a fully landscaped yard complete with a shed and back alley parking. This is an excellent opportunity to own a versatile home in a desirable location, with the added bonus of a built-in mortgage helper!