



GRASSROOTS
REALTY GROUP

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9321 91 Street
Grande Prairie, Alberta

MLS # A2307552



\$364,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	968 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS Small Lot Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Storage		

Inclusions: N/A

Well Maintained Bi-Level....Walking distance to amenities....fully developed - welcome home! This excellent property has a ton to offer and provides a fantastic opportunity to own property in our wonderful city! First off, let's talk about location - you are sure to be impressed as this home is located just steps from Cobblestone shopping, Riverstone Public School, and walking trails & playgrounds. Let's explore this beautiful home - as you start your visit you are greeted by a spacious entry way leading up to the bright and spacious living room space - offering entertaining and relaxation space alike. Tour the kitchen and notice the extensive counterspace, elegant cabinetry, formal dining space, and eat up bar ideal for your morning coffee or bar stool seating for entertaining friends & family. The main also offers a generous sized primary bedroom with a conveniently located pocket door accessing the 4-piece ensuite. Don't forget about the additional main floor bedroom fitting for guest/kids room or main floor office space. Make your way down to the fully developed basement, which offers a sprawling secondary living room, a sizable 3rd bedroom, 4 piece bathroom w/ stylish tile feature, and extensive storage spaces for functionality and comfort. Did I mention the rear deck, landscaped yard space, or the rear parking pad. Welcome to comfort, location, and a well cared for home you can be proud to call your own! Welcome to Cobblestone.