



9325 91 Street
Grande Prairie, Alberta

MLS # A2308173



\$369,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Welcome to this two-storey home located on a quiet street in the desirable community of Cobblestone, close to parks, schools, and all amenities. The bright and inviting main floor features a spacious living room with large windows that fill the space with natural light, along with a cozy fireplace perfect for relaxing evenings. The open-concept kitchen offers stainless steel appliances, plenty of cabinet storage, and flows seamlessly into the dining area, making it ideal for everyday living and entertaining. A convenient half bath and access to the backyard deck complete the main level. Upstairs you’ll find the primary bedroom with a walk-in closet and 3-piece ensuite, plus two additional bedrooms and a full bathroom. The partially developed basement includes a fourth bedroom, full bathroom, and laundry area. Outside, enjoy the fully fenced and landscaped yard featuring a dog run, storage shed, and plenty of space to enjoy the outdoors. Book your showing today!