



GRASSROOTS
REALTY GROUP

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9506 91 Street
Grande Prairie, Alberta

MLS # A2313314



\$450,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to this fully developed home in Cobblestone, perfectly located just steps from a park, coffee shops, grocery stores, pharmacies, schools, and everyday amenities. This spacious home offers 4 bedrooms and 3 bathrooms, including a primary bedroom with a walk-in closet and a 4 piece ensuite featuring a relaxing jetted tub. The main level provides functional living space, while the fully developed basement adds even more room with a cozy living area complete with a gas fireplace, plus 2 additional bedrooms, both featuring walk-in closets and another full bathroom. Outside, you'll enjoy a west facing fenced backyard, perfect for evening sun, along with an enclosed deck area that provides excellent extra storage. This home also has a heated, double car garage. A great opportunity in a convenient, family friendly location.