



GRASSROOTS
REALTY GROUP

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9305 91 Street
Grande Prairie, Alberta

MLS # A2333136



\$344,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	904 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: dishwasher, refrigerator, stove, washer, dryer, window coverings

Welcome to this beautifully maintained 2007 home in the desirable Cobblestone subdivision, offering 4 bedrooms, 2 bathrooms, modern updates, and a warm, welcoming atmosphere that's ready for you to move in and enjoy. Freshly painted throughout, the bright and inviting main floor features an open living room and dining area, and kitchen designed for comfortable everyday living and entertaining. The kitchen offers rich dark cabinetry, stainless steel appliances, and a pantry, while the adjoining dining area provides direct access to the rear deck, making summer BBQs and outdoor gatherings effortless. The main level also includes the spacious primary bedroom, a second bedroom, and a beautifully updated 4-piece bathroom featuring quartz vanity, elegant tile flooring, and a tiled tub surround that adds a modern touch. The fully developed lower level offers even more living space with a large family room that's perfect for movie nights, entertaining, or giving everyone room to spread out. You'll also find two additional bedrooms, a second updated 4-piece bathroom complete with quartz vanity and a relaxing jetted soaker tub, and plenty of storage space. Additional updates include central air conditioning installed in 2024, providing year-round comfort, while all of the home's appliances have been replaced within the last seven years for added peace of mind. Outside, the fully fenced backyard offers a safe place for children and pets to play, while the rear parking area provides ample space for up to three vehicles. Located in the popular Cobblestone neighbourhood, you'll enjoy being close to schools, parks, walking trails, shopping, restaurants, and all the everyday amenities Grande Prairie has to offer. If you've been searching for a move-in-ready home with modern updates, plenty of living space, and a fantastic location, this property deserves a spot on your

must-see list. Contact your REALTOR® today to book your private showing.