

9445 90A Street
Grande Prairie, Alberta

MLS # A2244023



\$399,900

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|-----------|------------------------|--------|-------------------|
| Division: | Cobblestone | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,141 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|-------------------------------|------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry | | |

Inclusions: N/A

This 4-level split home is located in the Cobblestone neighborhood and offers a bright and open layout with room for everyone! Featuring 4 bedrooms and 1.5 bathrooms, the heart of the home is a spacious kitchen with an island and pantry, perfect for meal prep and entertaining. Freshly painted throughout, the interior feels warm and inviting. The primary bedroom includes a 2-piece ensuite and his-and-hers closets for added convenience. The second level boasts a cozy family room and additional bedroom, while the basement is partially finished and ready for your personal touch. Outside, you'll find a fully landscaped yard, deck, and plenty of space to enjoy. Conveniently located close to schools and shopping—this is a great home in a well-established neighborhood!