



**GRASSROOTS**  
REALTY GROUP

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9445 90A Street  
Grande Prairie, Alberta

MLS # A2244023



**\$399,900**

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. 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!