



GRASSROOTS
REALTY GROUP

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**9317 91A Street
Grande Prairie, Alberta**

MLS # A2245980



\$284,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	760 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Check out this affordable home in cobblestone, this 4 bedroom, 2 bathroom half duplex blends style and functionality. Inside, you'll love the open concept kitchen and living area with updated flooring, modern paint tones, and plenty of natural light. The kitchen includes a brand new dishwasher, and the home boasts a new roof for worry free ownership. The finished lower level offers three more bedrooms, and a full bath, . With rear parking, low maintenance landscaping, and a location close to all amenities, this property delivers value and convenience in one package. Book your showing on this fantastic property today!