



**GRASSROOTS**  
REALTY GROUP

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9006 94A Avenue  
Grande Prairie, Alberta

MLS # A2271348



**\$263,500**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone             |               |                   |
| <b>Type:</b>     | Residential/House       |               |                   |
| <b>Style:</b>    | Bi-Level                |               |                   |
| <b>Size:</b>     | 915 sq.ft.              | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.09 Acre               |               |                   |
| <b>Lot Feat:</b> | Back Yard               |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                           | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Perimeter Wall, Poured Concrete | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan                  |                   |    |

**Inclusions:** n/a

Ready for a fantastic investment opportunity? This 4 bedroom, 2 bathroom home might just be the one. Features include an open floor plan with a great layout and a partially developed basement. Put your own finishing touches on this home! Conveniently located walking distance to schools, playgrounds, walking trails, city buss routes, restaurants, and shopping.