



**GRASSROOTS**  
REALTY GROUP

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**9501 91a Street**  
**Grande Prairie, Alberta**

**MLS # A2283242**



**\$419,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Bright & Spacious Living on a Prime Corner Lot! Step into this beautifully maintained 2-storey home, perfectly situated on an outside corner lot that offers more than just a place to live—it offers a lifestyle. Priced competitively at \$419,900, this 3-bedroom gem is a must-see. The main floor features a bright, open-concept living and dining area, ideal for hosting friends or cozy family nights. All three bedrooms are on the upper level, the master has a bright spacious on-suite bathroom with a walk in closet. The basement is wide open for future development. Located on a corner lot in Cobblestone, across the street from a playground and Ice rink in the winter, this home is on a bus route and sees street clean more often than most. A new HWT, Fridge and dishwasher were installed in 2023 as well. Don't miss out on this fantastic opportunity!