9714 90A Street
Grande Prairie, Alberta

MLS # A2286615

$340,000

Division:	Cobblestone
Type:	Residential/House
Style:	2 Storey

Size:	1,183 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	4	**Baths:**	2

Garage:	Parking Pad
Lot Size:	0.08 Acre
Lot Feat:	Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub		

Inclusions:	n/a

Welcome to this cute and 3+1 bedroom, 2 bathroom home located in the desirable Cobblestone neighbourhood. This charming 2-storey features a welcoming covered front porch, perfect for enjoying your morning coffee or relaxing in the evening. Inside, you’ll find European style cabinets that add character and functionality to the kitchen, along with spacious living areas highlighted by large bay windows in both the living room and the primary bedroom, bringing in plenty of natural light. The main bathroom offers a luxurious jetted tub. Step outside to a fully fenced yard, perfect for kids, pets, or entertaining. The property also includes two storage sheds, providing ample space for tools and outdoor equipment. This is a fantastic starter home offering comfort, charm, and value in a great neighborhood. Don’t miss your opportunity to make it yours!