



GRASSROOTS
REALTY GROUP

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9033 93 Avenue
Grande Prairie, Alberta

MLS # A2288738



\$369,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,023 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Jetted Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS
Utilities:	-

Inclusions: N/A

Welcome to this charming home in the Cobblestone neighborhood, complete with a detached double car garage and convenient back alley access. Inside, three bedrooms and two bathrooms are complemented by abundant natural light pouring through big, bright windows that fill the home with warmth throughout the day. The main floor boasts a generous living room ideal for everyday living and entertaining, while a second living room in the fully basement provides additional flexible space for family movie nights or a cozy retreat. A fourth level remains undeveloped, presenting an exciting opportunity to customize and expand your living space, whether it's a home gym, extra bedrooms, or whatever suits your growing needs. The location truly sets this property apart, situated just steps from schools, shopping, local coffee shops, walking trails, and so much more, everything you need is right at your doorstep. Don't miss your chance to make this wonderful Cobblestone home yours!