



**9615 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2144483**



**\$345,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher (all appliances as viewed)

This 1190 sq. ft. 3 bed, 2 bath bi-level, located in Cobblestone, features a double attached garage that provides ample parking and storage space. The spacious entryway with tile flooring, leading into the main living areas with vinyl plank flooring that extends through the living room, primary bedroom, and kitchen. The kitchen offers abundant counter space, a pantry, and a dining area that opens to a covered deck and fenced yard. The primary suite includes double closets and a three-piece bath. There are two additional bedrooms on the main floor, along with a four-piece main bath. The basement is undeveloped, featuring large windows and offering huge potential for customization. Located close to shopping, restaurants, and other amenities. Schedule your viewing today!