



GRASSROOTS
REALTY GROUP

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9310 90B Street
Grande Prairie, Alberta

MLS # A2153028



\$299,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RS Small Lot Residential
Utilities:	-

Inclusions: N/A

IMMEDIATE POSSESSION OPPORTUNITY ACROSS FROM A PARK & WALKING DISTANCE TO SHOPPING, SCHOOLS & AMENITIES.....Welcome To Cobblestone! As soon as you walk up to this gem you will feel right at home with a COVERED FRONT PORCH perfect for enjoying your morning coffee or watching your kids play at the park across the street! Venture inside and you will notice the SPACIOUS LIVING ROOM Boasting LARGE WINDOWS which bring in NATURAL LIGHT to the home. Explore further and you will see the GENEROUS SIZED KITCHEN with PLENTY OF COUNTER SPACE, STAINLESS STEEL APPLIANCES, 2 PIECE BATHROOM for convenience and access to the backyard space offering A LARGE DECK, SHED, and REAR PARKING. Head upstairs and you will find 2 SIZABLE BEDROOMS, A 4 PIECE BATHROOM, & AN IMPRESSIVE PRIMARY BEDROOM which INCLUDES A WALK IN CLOSET & PRIVATE 4 PIECE ENSUITE! The undeveloped basement is an excellent storage opportunity and provides a great opportunity for development of a future living space. Welcome to a move in ready opportunity! WELCOME HOME!