



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

9806 90 Street  
Grande Prairie, Alberta

MLS # A2211703



**\$435,000**

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,264 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	Rs
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry		

Inclusions: Blinds

Welcome to this fully developed modified bi-level , located in the convenient and central Cobblestone. The main floor features a bright, open layout with vaulted ceilings and a functional kitchen offering ample cabinetry, generous counter space, and sleek stainless steel appliances. The spacious living room is enhanced with brand-new laminate flooring and a cozy gas fireplace. Upstairs, the private primary suite includes a walk-in closet and a full ensuite bathroom. The fully finished basement adds excellent versatility with a large rec room, two additional bedrooms, and a combined laundry/bathroom. Enjoy direct access from the dining area to a tiered deck, perfect for entertaining, overlooking the fully fenced and landscaped backyard. Conveniently located within walking distance to schools, TD Bank, Shoppers Drug Mart, and other key amenities.