

9445 90A Street  
Grande Prairie, Alberta

MLS # A2244023



# \$399,900

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Cobblestone            |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | 4 Level Split          |        |                   |
| Size:     | 1,141 sq.ft.           | Age:   | 2006 (19 yrs old) |
| Beds:     | 4                      | Baths: | 1 full / 1 half   |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | 0.12 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                               |            |    |
|-------------|-------------------------------|------------|----|
| Heating:    | Forced Air                    | Water:     | -  |
| Floors:     | Carpet, Laminate, Vinyl Plank | Sewer:     | -  |
| Roof:       | Asphalt Shingle               | Condo Fee: | -  |
| Basement:   | Full, Partially Finished      | LLD:       | -  |
| Exterior:   | Vinyl Siding                  | Zoning:    | RS |
| Foundation: | Poured Concrete               | Utilities: | -  |
| Features:   | Kitchen Island, Pantry        |            |    |

Inclusions: N/A

This 4-level split home is located in the Cobblestone neighborhood and offers a bright and open layout with room for everyone! Featuring 4 bedrooms and 1.5 bathrooms, the heart of the home is a spacious kitchen with an island and pantry, perfect for meal prep and entertaining. The primary bedroom includes a 2-piece ensuite and his-and-hers closets for added convenience. The second level boasts a cozy family room and additional bedroom, while the basement is partially finished and ready for your personal touch. Outside, you'll find a fully landscaped yard, deck, and plenty of space to enjoy. Conveniently located close to schools and shopping—this is a great home in a well-established neighborhood!