

**9050 92 Avenue
Grande Prairie, Alberta**

MLS # A2280489

\$289,900



Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	767 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions:	Electric fireplace, 2 tv wall mounts, media center.
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Beautiful duplex located in the desirable Cobblestone neighborhood. Ideally situated close to schools, playgrounds, a bus stop, restaurants, and a convenient store. Step inside to an open-concept floor plan featuring a bright, open kitchen with ample cabinetry and generous counter space—perfect for cooking and entertaining. To complete the main floor there is a bedroom, 4pc bathroom and backyard access. The basement is fully developed with 3 great sized bedrooms, a 4pc bathroom and ample storage space. Recent improvements include: fully repainted in 2022 (including base boards), some new light fixtures, new flooring and semi private deck built in 2024. Outside, enjoy a backyard with rear alley parking, adding extra functionality and ease. Whether you're a first-time buyer or an investor looking for a solid revenue property, this home checks all the boxes. An ideal starter home or revenue opportunity—not to miss it!