

**9510 91 Street  
Grande Prairie, Alberta**

**MLS # A2155786**



**\$429,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Central Vacuum, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s)

**Inclusions:** N/A

Ideal family home, just moments from a park, Riverstone school, and shopping like Shoppers Drug Mart, FreshCo, and more! As you step inside, you're welcomed by a spacious entryway with access to the attached 2-car garage, which offers additional storage in the rafters. Upstairs, the open-concept living, dining, and kitchen area, creates a warm and inviting atmosphere. The U-shaped kitchen, complete with an eat-up bar, showcases beautiful cabinetry, stainless steel appliances, a stylish backsplash, and a stunning skylight. The home's brightness is accentuated by massive floor-to-ceiling windows at the front, allowing natural light to flood the entryway, upstairs, and basement. Step outside from the kitchen onto the deck, which overlooks the fully fenced backyard with a stone patio, under-deck storage, and a shed. The main floor also includes a spare bedroom, a 3-piece bathroom, and a master suite with a walk-in closet and an ensuite featuring a large corner jetted tub and a stand-up shower. The finished basement offers a family room with a cozy gas fireplace, two additional bedrooms with walk-in closets, a third bathroom, and laundry room. To top it all off, the home is equipped with central air conditioning and irrigation. Book your showing now!