

9441 90A Street  
Grande Prairie, Alberta

MLS # A2178021



**\$384,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,140 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

This well-designed modified bilevel in Cobblestone offers 1600 square feet of living space across two floors. The house boasts 5 bedrooms, including a generous primary suite, and 3 bathrooms for ample comfort and privacy. The heart of the home is a modern kitchen, featuring light wood cabinetry, stainless steel appliances, and ample counter space. The living room is a focal point, showcasing a wood-framed fireplace flanked by windows, creating a warm and inviting atmosphere. Vinyl plank flooring flows throughout, adding a touch of elegance and durability. Bathrooms are equipped with practical features, including a shower-tub combo with sleek white tiling. The home's layout includes a hallway for easy navigation, two staircases connecting the floors, and lots of closets for additional storage. Large windows in various rooms allow natural light to flood the space. The property's thoughtful design extends to the details, with Central AC and a fresh paint creating a cohesive look. This home functionality and character offering a comfortable living space for your growing family.