

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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!