

**9501 91a Street
Grande Prairie, Alberta**

MLS # A2283242



\$419,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,417 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

Bright & Spacious Living on a Prime Corner Lot! Step into this beautifully maintained 2-storey home, perfectly situated on an outside corner lot that offers more than just a place to live—it offers a lifestyle. Priced competitively at \$419,900, this 3-bedroom gem is a must-see. The main floor features a bright, open-concept living and dining area, ideal for hosting friends or cozy family nights. All three bedrooms are on the upper level, the master has a bright spacious on-suite bathroom with a walk in closet. The basement is wide open for future development. Located on a corner lot in Cobblestone, across the street from a playground and Ice rink in the winter, this home is on a bus route and sees street clean more often than most. A new HWT, Fridge and dishwasher were installed in 2023 as well. Don't miss out on this fantastic opportunity!