

9314 91 Street  
Grande Prairie, Alberta

MLS # A2304650



**\$439,700**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, On Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Bookcases, Laminate Counters, Pantry		

**Inclusions:** N/A

Quick Possession Available! This fully developed home is ideally located on a quiet street, just steps from parks, Riverstone School, and the convenient amenities of Cobblestone Shopping Centre. Step inside to a well-maintained and thoughtfully laid-out main floor, featuring a spacious family room that flows seamlessly into the bright kitchen and dining area—offering plenty of counter space and storage for everyday living and entertaining. A convenient half bath completes the main level. Upstairs, you’ll find three comfortable bedrooms, including a generous primary suite with its own full ensuite and ample closet space. The fully developed basement offers excellent flexibility with a one-bedroom mother-in-law suite and separate rear entrance—perfect for extended family or added income potential. Outside, enjoy a fully landscaped yard complete with a shed and back alley parking. This is an excellent opportunity to own a versatile home in a desirable location, with the added bonus of a built-in mortgage helper!