

**9813 90 Street  
Grande Prairie, Alberta**

**MLS # A2163979**



**\$449,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

LIKE NEW HOME AT AN AFFORDABLE PRICE! This bright & beautifully professionally renovated home will be sure to please, and true must see in person. Home is fully developed, with 4 bedrooms + main floor office or flex room, and 3.5 bathrooms, with an oversized attached double car garage. Situated on a quiet side street in Cobblestone with lovely NO REAR NEIGHBORS! Entering this home you will appreciate the good sized entry way that leads you to your popular open concept kitchen, dining, and living room. Kitchen boasts quartz counter tops, modern backsplash + light fixture, pantry, and brand new stainless steel appliances. Dining allows for kitchen table of any shape or size. Living room is large, and is compliment nicely by gas fireplace, with wood mantle. Main floor is polished off with office or 5th bedroom, and half bathroom great for guests. Heading upstairs you will find three good sized bedrooms, including the master bedroom with walk in closet with full en-suite, and another full bathroom. Basement is fully developed with another bedroom, grand living room, full bathroom with custom tiled shower, and laundry + utility room and under the stairs storage. Backyard is fully fenced with freshly painted deck, garden, and private as no rear neighbors. 24x22 fully finished + painted attached garage is the icing on the cake. Book your viewing today!