

**9817 90 Street**  
**Grande Prairie, Alberta**

**MLS # A2196863**



**\$379,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Landscaped, No Neighbours Behind, Private		

<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>	Full, Partially Finished	<b>LLD:</b>	19-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount & Hardware, Over-the-Toilet Cabinet in Ensuite, Draperies & Rods, Garage(workbench, wood shelving, large white rectangular cabinet w/glass, small wooden brwn 2 dr cabinet above workbench, wooden grey 2 dr cabinet and small white rectangular cabinet w/glass on top.

Welcome to this charming 1,066 sq. ft. 3 bed, 2 bath bi-level home in the family-friendly Cobblestone subdivision. If convenience matters, you will absolutely love this location! Close to all the amenities including a nearby shopping centre, coffee shops and the Riverstone Public school. A spacious tiled entrance welcomes you into the cozy living area with vaulted ceilings flowing through the living room and kitchen, creating an open-concept feel. The kitchen features bright white cabinetry with a full tile backsplash, convenient built-in desk, pantry, and direct access to the deck—perfect for summer barbecues and outdoor gatherings. NO REAR NEIGHBORS with an open field to the back for added privacy. The primary bedroom is a spacious retreat featuring a 3-pc ensuite w/shower as well as his-and-hers closets. Two additional bedrooms and a full 4-pc bathroom complete the main level. The partially finished basement is all framed and ready for your personal touch, offering great potential for an additional living space. The attached 20x22 double-car garage is insulated, boarded, and heated. Includes workbench and cabinets, providing a great year-round workspace or storage solution. RECENT UPDATES include: New hot water tank, new washer/dryer, and new garage unit heater. The laminate flooring has been upgraded and the roof was replaced only 4 years ago. Currently operating as an Airbnb with occupant until March 31/25 (\$3050 to \$3100/mo. or \$160/night w/min 3 wks) This home presents a fantastic opportunity for investors or families looking for a move-in-ready space. (Furnishings, smallwares, and home decor are all negotiable.) Excellent value! Don't miss your opportunity—schedule your viewing today!