

**9510 91 Street
Grande Prairie, Alberta**

MLS # A2155786



\$429,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Cobblestone | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,120 sq.ft. | Age: | 2005 (19 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Landscaped | | |

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Vinyl Siding

Zoning: RS

Foundation: Poured Concrete

Utilities: -

Features: 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!