

**9514 91 Street  
Grande Prairie, Alberta**

**MLS # A2175928**



**\$399,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Located on a peaceful street in Cobblestone, this inviting home welcomes you with a tiled front entryway and a well designed layout that feels both open and cozy. Step into the L-shaped kitchen, where sunlight spills in from sliding glass doors leading to a spacious deck. With light wood cabinetry, an eat up island, pantry, and recently updated appliances (2023), the kitchen is both functional and bright! Just across, the dining area is framed in a charming alcove that makes the space feel warm and intimate&mdash;perfect for shared meals and gatherings. The kitchen overlooks the living room, allowing for easy flow and a connected feel throughout the main level. In the living room, windows bathe the space in natural light, creating a relaxed setting for everyday living. The primary bedroom, filled with natural light, offers a peaceful retreat with a cozy nook for keepsakes or decor and a three-piece ensuite for added comfort! An additional bedroom and a spacious four piece bathroom with generous vanity storage complete this floor. Downstairs, the expansive family room beckons with a cozy gas fireplace, perfect for chilly nights. Large windows flood the room with natural light, making it an ideal gathering space. With two additional bedrooms, each offering ledges for personal touches and decor, this basement level is as functional as it is flexible. The lower floor also includes a three piece bathroom . Outside, a covered deck overlooks the fully fenced backyard, offering a place for kids and pets to enjoy! The finished double garage adds convenience and storage, while fresh lighting and paint updates add a modern touch throughout the home. Located close to FreshCo, Shoppers, and plenty of dining options, this home has everything nearby for your daily needs. Want to see more? Call your REALTOR&reg; today to explore this Cobblestone gem in person!