

**9441 90A Street
Grande Prairie, Alberta**

MLS # A2178021



\$384,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,140 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

This well-designed modified bilevel in Cobblestone offers 1600 square feet of living space across two floors. The house boasts 5 bedrooms, including a generous primary suite, and 3 bathrooms for ample comfort and privacy. The heart of the home is a modern kitchen, featuring light wood cabinetry, stainless steel appliances, and ample counter space. The living room is a focal point, showcasing a wood-framed fireplace flanked by windows, creating a warm and inviting atmosphere. Vinyl plank flooring flows throughout, adding a touch of elegance and durability. Bathrooms are equipped with practical features, including a shower-tub combo with sleek white tiling. The home's layout includes a hallway for easy navigation, two staircases connecting the floors, and lots of closets for additional storage. Large windows in various rooms allow natural light to flood the space. The property's thoughtful design extends to the details, with Central AC and a fresh paint creating a cohesive look. This home functionality and character offering a comfortable living space for your growing family.