

**9502 91 Street  
Grande Prairie, Alberta**

**MLS # A2197719**



**\$449,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry

**Inclusions:** Fire pit, Shed

Welcome to Your Dream Home in Grande Prairie! Discover the perfect blend of comfort, convenience, and character in this beautiful corner-lot home located at 9502 91 Street, Grande Prairie. This charming residence offers an abundance of features that make it an ideal choice for families, professionals, and anyone seeking a serene yet well-connected living space. This home exudes warmth and coziness, perfect for creating lasting memories with family and friends. Situated on a spacious corner lot, the property offers privacy with only one adjacent neighbour. Enjoy the convenience of main floor laundry, making household chores a breeze, and relax by the outdoor firepit, ideal for entertaining or unwinding. The home stands out with its distinctive character, offering unique architectural details and a welcoming ambiance. The exterior of the home has undergone recent renovations over the last few years, including updated shingles and siding, enhancing its curb appeal and ensuring durability. Located just across from a beautiful park and close to local schools, this home is ideal for families with children. You'll also enjoy easy access to a nearby shopping hub and essential amenities, ensuring you have everything you need within reach. Inside, the main floor boasts an open-concept living and dining area, perfect for entertaining guests. The modern kitchen is equipped with up-to-date appliances, ample counter space, and a pantry for additional storage. The upper floor includes a generous primary bedroom with a 3-piece ensuite and a walk-in closet, along with two additional well-sized bedrooms. The basement features a spacious recreational room, ideal for a home theater, gym, or play area, along with an additional bedroom, office space, and a 4-piece bath, providing plenty of room for everyone. Ample storage and utility areas throughout the home ensure that

you have space for all your needs. The attached garage keeps your vehicles safe and secure, and the exterior of the home is well-maintained, with lovely landscaping and curb appeal. This home is not just a place to live but a lifestyle. With its prime location, ample living space, and family-friendly features, 9502 91 Street is ready to welcome its new owners. Don't miss the opportunity to own this gem in one of Grande Prairie's most sought-after neighborhoods. Contact a realtor to schedule a viewing!