

# \$429,900 - 9806 90 Street, Grande Prairie

MLS® #A2211703

**\$429,900**

5 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.10 Acres

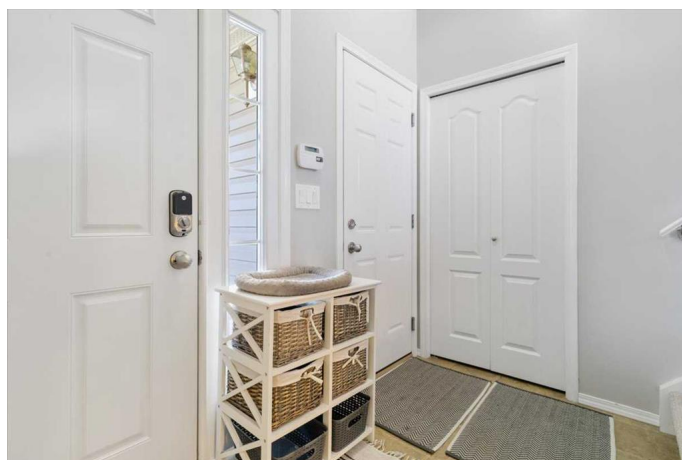
Cobblestone., Grande Prairie, Alberta

Welcome to this fully developed modified bi-level, located in the convenient and central Cobblestone. The main floor features a bright, open layout with vaulted ceilings and a functional kitchen offering ample cabinetry, generous counter space, and sleek stainless steel appliances. The spacious living room is enhanced with brand-new laminate flooring and a cozy gas fireplace. Upstairs, the private primary suite includes a walk-in closet and a full ensuite bathroom. The fully finished basement adds excellent versatility with a large rec room, two additional bedrooms, and a combined laundry/bathroom. Enjoy direct access from the dining area to a tiered deck, perfect for entertaining, overlooking the fully fenced and landscaped backyard. Conveniently located within walking distance to schools, TD Bank, Shoppers Drug Mart, and other key amenities.

Built in 2004

## Essential Information

MLS® #	A2211703
Price	\$429,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.10
Year Built	2004



Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	9806 90 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1T4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
-------------	------------------

Days on Market	30
Zoning	Rs

**Listing Details**

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.