

# \$435,000 - 9806 90 Street, Grande Prairie

MLS® #A2211703

## \$435,000

5 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 0.10 Acres

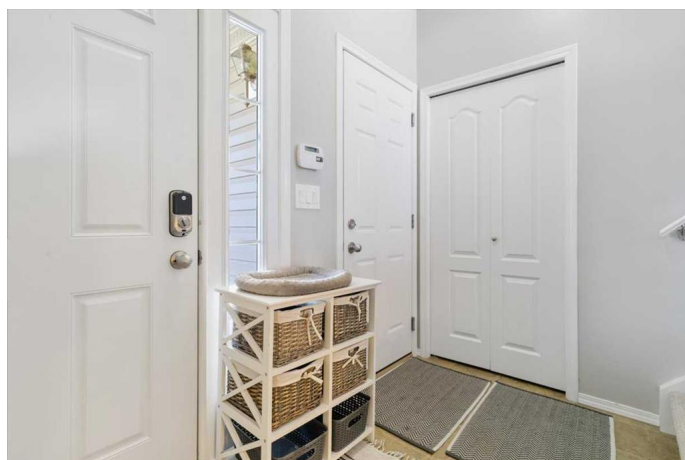
Cobblestone., Grande Prairie, Alberta

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          | \$435,000 |
| 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 | 4  |
| Zoning         | Rs |

## Listing Details

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

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