

**9510 91 Street
Grande Prairie, Alberta**

MLS # A2155786



\$429,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: N/A

Ideal family home, just moments from a park, Riverstone school, and shopping like Shoppers Drug Mart, FreshCo, and more! As you step inside, you're welcomed by a spacious entryway with access to the attached 2-car garage, which offers additional storage in the rafters. Upstairs, the open-concept living, dining, and kitchen area, creates a warm and inviting atmosphere. The U-shaped kitchen, complete with an eat-up bar, showcases beautiful cabinetry, stainless steel appliances, a stylish backsplash, and a stunning skylight. The home's brightness is accentuated by massive floor-to-ceiling windows at the front, allowing natural light to flood the entryway, upstairs, and basement. Step outside from the kitchen onto the deck, which overlooks the fully fenced backyard with a stone patio, under-deck storage, and a shed. The main floor also includes a spare bedroom, a 3-piece bathroom, and a master suite with a walk-in closet and an ensuite featuring a large corner jetted tub and a stand-up shower. The finished basement offers a family room with a cozy gas fireplace, two additional bedrooms with walk-in closets, a third bathroom, and laundry room. To top it all off, the home is equipped with central air conditioning and irrigation. Book your showing now!