

9910 90A Street
Grande Prairie, Alberta

MLS # A2224321

\$489,900

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|-----------|--|--------|-------------------|
| Division: | Cobblestone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,106 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard, Front Yard, No Neighbours Behind, Pie Shaped Lot, See Remarks | | |

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|-------------|---|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | RR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Sump Pump(s) | | |

Inclusions: Garden Shed

Welcome to your dream home in the desirable Cobblestone neighborhood! This beautifully maintained 2106 sq.ft. two-storey offers 4 generous bedrooms, a dedicated home office, and 2.5 bathrooms—perfect for families or anyone needing extra space to live, work, and entertain. Situated on one of the largest pie-shaped lots in Cobblestone with no rear neighbors, this property offers exceptional privacy and a backyard oasis with room to roam, garden, or even add your dream outdoor space. Inside, you’ll find a bright and functional layout with spacious living areas and a seamless flow throughout. This home has had numerous upgrades since 2018 including all new interior paint (walls, doors, closets, and baseboards), siding, eavestroughs/trim and shingles, as well as a recently updated deck and railings. The main floor features a kitchen that boasts GE Profile appliances and Samsung Platinum washer and dryer, and office space; while upstairs, the private bedrooms offer quiet retreat. Enjoy peace of mind with a new furnace installed in 2023 and a new hot water heater in 2017, ensuring year-round comfort and energy efficiency. Located in the family-friendly neighborhood of Cobblestone, this home offers convenience, comfort, and a rare lot you won’t find just anywhere.