

9910 90A Street  
Grande Prairie, Alberta

MLS # A2224321



\$489,900

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		

Heating: Forced Air, Natural Gas

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Pantry, See Remarks, Soaking Tub, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RR

Utilities: -

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.