

9834 90A Street
Grande Prairie, Alberta

MLS # A2340803



\$349,999

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked away in one of Grande Prairie's most sought-after family neighbourhoods, this 1,221 sq ft, 4-bedroom, 2-bathroom two-storey is truly move-in ready — with a new roof already taken care of (redone in 2025). A covered front veranda welcomes you into a bright, open living room with oversized windows and neutral tones, Walking in on freshly replaced vinyl flooring throughout the main level. Towards your Kitchen/Dining you'll find connected by your 4pc full main bathroom, the dining nook flows effortlessly into a well-equipped kitchen with maple cabinetry, a subway tile backsplash, and stainless steel appliances, with garden door access to the back deck — perfect for summer barbecues. Upstairs you'll find a spacious primary bedroom with 3 well appointed windows and a walk in closet. Down the hall two more great-sized bedrooms, and your 4 pc full bathroom. Downstairs, the basement adds a fourth bedroom, a family/rec room, and extra storage — ideal for a growing family or guests. Bathroom rough in for future development. Out back, the fully fenced yard is a private retreat with mature trees, a play area, a storage shed, and a gravel parking pad off the lane with room for your vehicles Steps to shopping, trails, parks, and schools — this is family-friendly living at its finest. Book your showing before it's gone.