

# \$335,000 - 9818 90a Street, Grande Prairie

MLS® #A2255044

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.08 Acres

Cobblestone., Grande Prairie, Alberta

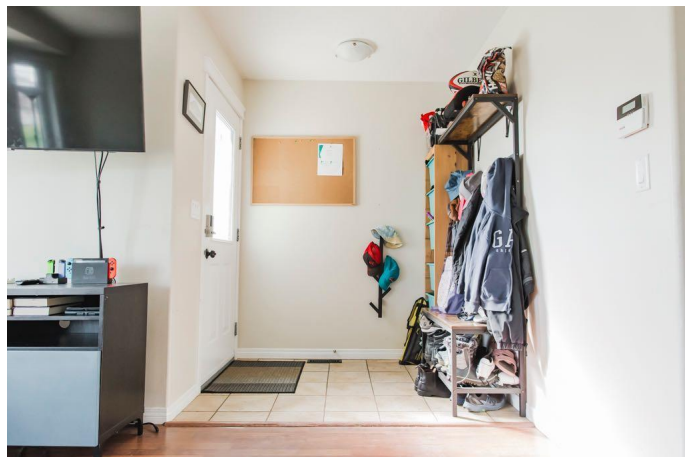
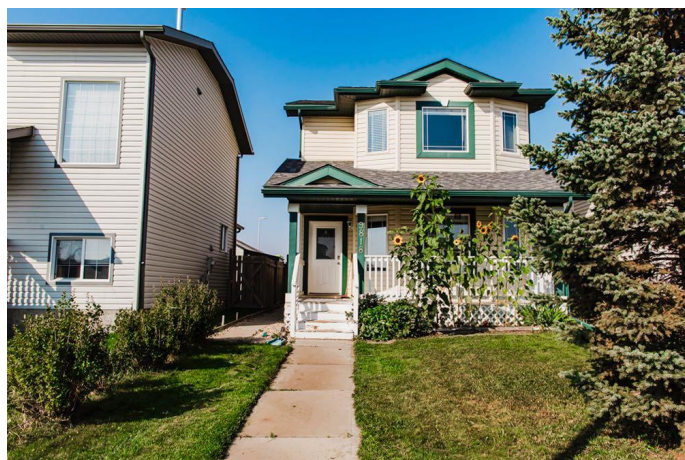
Welcome to this wonderful two-story home in the convenient Cobblestone neighborhood! Featuring 3 bedrooms and 1.5 bathrooms, this home offers both comfort and functionality.

The spacious, bright kitchen is highlighted by white cabinets and newer appliances, perfect for everyday living and entertaining. Enjoy your mornings on the charming front veranda or relax in the beautifully landscaped and fully fenced backyard with a deck, ideal for family gatherings. The basement is partially developed, offering additional space and potential. This home also comes with major upgrades for peace of mind, including a brand new roof, central air conditioning, a newer furnace (just 2 years old), and modern appliances. Located within walking distance to shopping and schools, this property is perfectly suited as a family home or a great rental investment.

Built in 2005

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2255044  |
| Price          | \$335,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,220     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 2005        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9818 90a Street |
| Subdivision | Cobblestone.    |
| City        | Grande Prairie  |
| County      | Grande Prairie  |
| Province    | Alberta         |
| Postal Code | T8X1T3          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Sump Pump(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air                                               |
| Cooling           | Central Air                                              |
| Has Basement      | Yes                                                      |
| Basement          | Full, Partially Finished                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Concrete, Vinyl Siding                                             |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 8                   |
| Zoning         | RS                  |

### Listing Details

Listing Office

Century 21 Grande Prairie Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.