

9909 90A Street  
Grande Prairie, Alberta

MLS # A2236439



**\$439,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Sheds x2, Workbench & Shelving in Garage.

**FUNCTIONAL MODIFIED BI-LEVEL WITH SPACIOUS LAYOUT, MODERN UPGRADES & MASSIVE LOT - PRIME LOCATION!**  
Welcome to this well maintained modified bi-level offering the perfect blend of comfort, space, and convenience! With 1,346 square feet of above-grade living space, this home is ideal for families seeking style and functionality on a massive lot with no rear neighbours &ndash; enjoy the privacy and room to breathe! Step inside to find a bright and inviting open-concept layout with 3 generous bedrooms and 2 full bathrooms on the main floor, including a large primary retreat complete with a spa-like ensuite featuring a walk-in shower and a soaker tub &ndash; your private sanctuary after a long day. The heart of the home boasts quartz countertops, tile backsplash, and updated cabinetry throughout the kitchen, blending modern design with everyday practicality. Whether you&rsquo;re entertaining or preparing weeknight meals, this stylish space checks every box. Downstairs, the fully developed basement offers even more room to spread out with 2 additional bedrooms, a full bathroom, and a cozy fireplace area &ndash; the perfect setting for movie nights, family gatherings, or simply relaxing in comfort. This home has seen updates throughout the years, offering peace of mind and true move-in-ready condition. Outside, you&rsquo;ll fall in love with the expansive backyard, perfectly suited for kids, pets, gardening, or future development. With no rear neighbours, you&rsquo;ll enjoy serene views and added privacy year-round. All of this is located in a fantastic, family-friendly neighbourhood just a short walk to Shoppers Drug Mart, FreshCo, walking trails, and schools &ndash; an unbeatable location that offers both convenience and lifestyle.