

# \$379,900 - 9817 90 Street, Grande Prairie

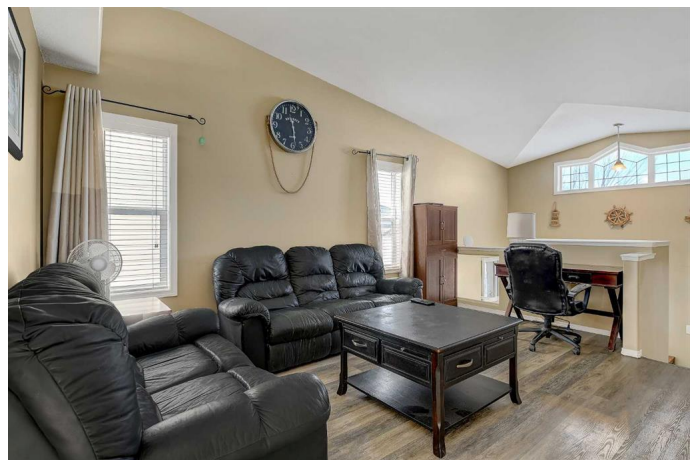
MLS® #A2196863

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,066 sqft  
Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

Welcome to this charming 1,066 sq. ft. 3 bed, 2 bath bi-level home in the family-friendly Cobblestone subdivision. If convenience matters, you will absolutely love this location! Close to all the amenities including a nearby shopping centre, coffee shops and the Riverstone Public school. A spacious tiled entrance welcomes you into the cozy living area with vaulted ceilings flowing through the living room and kitchen, creating an open-concept feel. The kitchen features bright white cabinetry with a full tile backsplash, convenient built-in desk, pantry, and direct access to the deck—perfect for summer barbecues and outdoor gatherings. NO REAR NEIGHBORS with an open field to the back for added privacy. The primary bedroom is a spacious retreat featuring a 3-pc ensuite w/shower as well as his-and-hers closets. Two additional bedrooms and a full 4-pc bathroom complete the main level. The partially finished basement is all framed and ready for your personal touch, offering great potential for an additional living space. The attached 20x22 double-car garage is insulated, boarded, and heated. Includes workbench and cabinets, providing a great year-round workspace or storage solution. RECENT UPDATES include: New hot water tank, new washer/dryer, and new garage unit heater. The laminate flooring has been upgraded and the roof was replaced only 4 years ago. Currently operating as an Airbnb with occupant until March 31/25 (\$3050 to \$3100/mo. or \$160/night w/min 3



wks) This home presents a fantastic opportunity for investors or families looking for a move-in-ready space. (Furnishings, smallwares, and home décor are all negotiable.) Excellent value! Don't miss your opportunity—schedule your viewing today!

Built in 2004

### Essential Information

MLS® #	A2196863
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9817 90 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1T4

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Driveway
# of Garages	2

### Interior

Interior Features	Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Few Trees, Interior Lot, Landscaped, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 26th, 2025
Days on Market	16
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.