

\$449,900 - 9502 91 Street, Grande Prairie

MLS® #A2197719

\$449,900

4 Bedroom, 4.00 Bathroom, 1,399 sqft
Residential on 0.14 Acres

Cobblestone., Grande Prairie, Alberta

Welcome to Your Dream Home in Grande Prairie! Discover the perfect blend of comfort, convenience, and character in this beautiful corner-lot home located at 9502 91 Street, Grande Prairie. This charming residence offers an abundance of features that make it an ideal choice for families, professionals, and anyone seeking a serene yet well-connected living space. This home exudes warmth and coziness, perfect for creating lasting memories with family and friends. Situated on a spacious corner lot, the property offers privacy with only one adjacent neighbour. Enjoy the convenience of main floor laundry, making household chores a breeze, and relax by the outdoor firepit, ideal for entertaining or unwinding. The home stands out with its distinctive character, offering unique architectural details and a welcoming ambiance.

The exterior of the home has undergone recent renovations over the last few years, including updated shingles and siding, enhancing its curb appeal and ensuring durability. Located just across from a beautiful park and close to local schools, this home is ideal for families with children. Youâ€™ll also enjoy easy access to a nearby shopping hub and essential amenities, ensuring you have everything you need within reach. Inside, the main floor boasts an open-concept living and dining area, perfect for entertaining guests. The modern kitchen is equipped with



up-to-date appliances, ample counter space, and a pantry for additional storage. The upper floor includes a generous primary bedroom with a 3-piece ensuite and a walk-in closet, along with two additional well-sized bedrooms. The basement features a spacious recreational room, ideal for a home theater, gym, or play area, along with an additional bedroom, office space, and a 4-piece bath, providing plenty of room for everyone. Ample storage and utility areas throughout the home ensure that you have space for all your needs. The attached garage keeps your vehicles safe and secure, and the exterior of the home is well-maintained, with lovely landscaping and curb appeal. This home is not just a place to live but a lifestyle. With its prime location, ample living space, and family-friendly features, 9502 91 Street is ready to welcome its new owners. Don't miss the opportunity to own this gem in one of Grande Prairie's most sought-after neighborhoods. Contact a realtor to schedule a viewing!

Built in 2005

Essential Information

MLS® #	A2197719
Price	\$449,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,399
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9502 91 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T9X 1V3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	9
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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