

9045 93 Avenue  
Grande Prairie, Alberta

MLS # A1024445



## \$275,900

<b>Division:</b>	Cobblestone.		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2007 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Concrete

**Features:** High Ceilings, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** -

LOOKING FOR AN OPEN AND ENTERTAINING FLOOR PLAN - CHECK OUT THIS FULLY DEVELOPED BILEVEL IN COBBLESTONE CLOSE TO NEW SCHOOL AND DOWNTOWN! UPGRADED BLACK APPLIANCES LOOK SHARP IN THE WELL EQUIPPED KITCHEN WITH DINING AREA, LIVING AREA AND 2 BEDROOMS. THE BASEMENT ROUNDS OUT THE FLOOR PLAN WITH UPGRADED FLOORING, 1 MORE HUGE BEDROOM GREAT FOR ROOMATE OR FAMILY! NICELY LANDSCAPED WITH FENCED YARD AND REAR ALLEY PARKING PROVIDES SOME PRIVACY AND ACCESS OR RV PARKING!!! BEAUTIFUL HOME CLOSE TO PARKS IN A DEVELOPED AREA- ALL AT AN APPETIZING PRICE ! FULLY FURNISHED IS OPTIONAL AT LIST PRICE!!