9322 91A Street
Grande Prairie, Alberta

MLS # A2261187

$319,900

Division:	Cobblestone
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side

Size:	1,190 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	3	**Baths:**	2 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Laminate, Linoleum		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Mixed		**Zoning:**	RS
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks			

Inclusions:	Window Coverings

Whether you are looking to break into home ownership at an affordable price with a garage, or add another property to your rental portfolio this immaculate duplex with no rear neighbors will be sure to check all the boxes. Spacious entry way welcomes you that flows into the popular open concept between the kitchen, dining and living room. Kitchen has must have corner pantry, and kitchen island as well as adequate amount of counter + cabinet space. Dining allows for a table of any shape or size for all occasions with sliding patio doors to your deck great for BBQ / Trager Season. Living room is cute and cozy and complimented by gas fireplace wonderful for our longer winters. Half bath completes the main floor which is an essential for guests while they are visiting. Heading upstairs you will find of course the master bedroom with walk in closet, and full en-suite and two more good sized bedrooms and a full bathroom. Basement is unfinished awaiting you to finish it the way your heart desires. Single car attached garage is a must have whether you are looking to park out of the snow, or storage purposes its a necessity. Back yard is fully fenced with no rear neighbors and west backing allowing natural sun all afternoon/evening long. Book your viewing today this home will be sure to please.