

9050 92 Avenue  
Grande Prairie, Alberta

MLS # A2280489



## \$289,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cobblestone   |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                               |               |                   |
| <b>Size:</b>     | 767 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Parking Pad                                     |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                     | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                            | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Pantry, See Remarks, Vaulted Ceiling(s) |                   |    |

**Inclusions:** Electric fireplace, 2 tv wall mounts, media center.

Beautiful duplex located in the desirable Cobblestone neighborhood. Ideally situated close to schools, playgrounds, a bus stop, restaurants, and a convenient store. Step inside to an open-concept floor plan featuring a bright, open kitchen with ample cabinetry and generous counter space—perfect for cooking and entertaining. To complete the main floor there is a bedroom, 4pc bathroom and backyard access. The basement is fully developed with 3 great sized bedrooms, a 4pc bathroom and ample storage space. Recent improvements include: fully repainted in 2022 (including base boards), some new light fixtures, new flooring and semi private deck built in 2024. Outside, enjoy a backyard with rear alley parking, adding extra functionality and ease. Whether you’re a first-time buyer or an investor looking for a solid revenue property, this home checks all the boxes. An ideal starter home or revenue opportunity—don’t miss it!