

\$439,900 - 9909 90a Street, Grande Prairie

MLS® #A2236439

\$439,900

5 Bedroom, 3.00 Bathroom, 1,346 sqft
Residential on 0.43 Acres

Cobblestone., Grande Prairie, Alberta

FUNCTIONAL MODIFIED BI-LEVEL WITH SPACIOUS LAYOUT, MODERN UPGRADES & MASSIVE LOT - PRIME LOCATION!

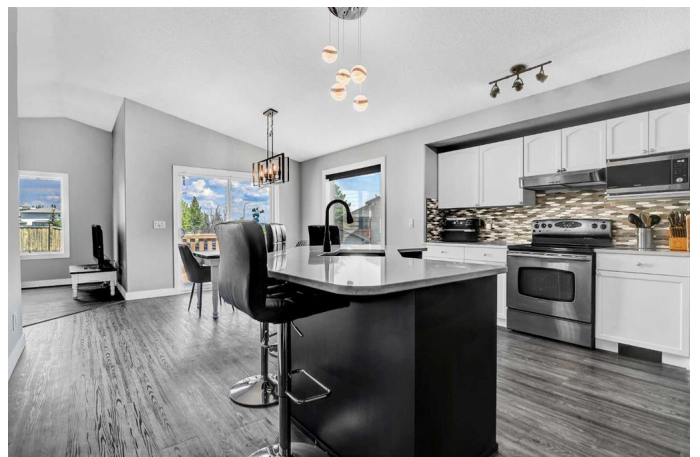
Welcome to this well maintained modified bi-level offering the perfect blend of comfort, space, and convenience! With 1,346 square feet of above-grade living space, this home is ideal for families seeking style and functionality on a massive lot with no rear neighbours – enjoy the privacy and room to breathe! Step inside to find a bright and inviting open-concept layout with 3 generous bedrooms and 2 full bathrooms on the main floor, including a large primary retreat complete with a spa-like ensuite featuring a walk-in shower and a soaker tub – your private sanctuary after a long day.

The heart of the home boasts quartz countertops, tile backsplash, and updated cabinetry throughout the kitchen, blending modern design with everyday practicality. Whether you’re entertaining or preparing weeknight meals, this stylish space checks every box.

Downstairs, the fully developed basement offers even more room to spread out with 2 additional bedrooms, a full bathroom, and a cozy fireplace area – the perfect setting for movie nights, family gatherings, or simply relaxing in comfort.

This home has seen updates throughout the years, offering peace of mind and true move-in-ready condition.

Outside, you’ll fall in love with the



expansive backyard, perfectly suited for kids, pets, gardening, or future development. With no rear neighbours, youâ€™ll enjoy serene views and added privacy year-round. All of this is located in a fantastic, family-friendly neighbourhood just a short walk to Shoppers Drug Mart, FreshCo, walking trails, and schools â€“ an unbeatable location that offers both convenience and lifestyle.

Built in 2004

Essential Information

MLS® #	A2236439
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.43
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	9909 90a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X1T3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

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

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	4
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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