

9050 92 Avenue  
Grande Prairie, Alberta

MLS # A2280489



\$289,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	767 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Full		
Exterior:	Vinyl Siding		
Foundation:	Poured Concrete		
Features:	Pantry, See Remarks, Vaulted Ceiling(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	RS		
Utilities:	-		

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 iin 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!