

\$319,900 - 9322 91a Street, Grande Prairie

MLS® #A2261187

\$319,900

3 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.08 Acres

Cobblestone., Grande Prairie, Alberta

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.

Built in 2009

Essential Information



MLS® #	A2261187
Price	\$319,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	9322 91a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C7

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaping
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete



Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
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