



GRASSROOTS
REALTY GROUP

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8930 95 Avenue
Grande Prairie, Alberta

MLS # A2215469



\$464,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,262 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, AC,		

Gorgeous fully developed home located on a quiet street directly across from a park and just two blocks from an elementary school, this beautifully maintained home sits in the heart of the desirable family-friendly neighborhood of Cobblestone. Step into a spacious, tiled front entry that opens to a bright and airy main floor featuring vaulted ceilings, rich two-tone espresso cabinetry, stainless steel appliances, and a central island with raised eating bar—perfect for entertaining. The generous dining nook leads to a covered patio with natural gas hookup and a lower 12' x 16' patio, all overlooking a fully fenced, landscaped backyard that offers exceptional privacy thanks to a mature row of trees along the rear fence line. The cozy main floor living room boasts a gas fireplace, large picture window, and stylish laminate flooring throughout. Two well-sized bedrooms and a full main bath are also found on the main level. The private primary suite is located above the garage and includes a walk-in closet and ensuite with a spacious 5' shower. The fully developed basement adds even more living space with a 4th bedroom, 3rd full bath featuring a large tiled shower, a spacious rec room with built-in speakers, a wet bar, and an eye-catching feature wall. The attached garage is finished and painted, offering both functionality and curb appeal. Don't miss your chance to own this move-in-ready gem in one of the City's top neighborhoods!