



GRASSROOTS
REALTY GROUP

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8836 96 Avenue
Grande Prairie, Alberta

MLS # A2226912



\$424,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,286 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

A beautiful home with detached garage and mortgage helper basement suite! Located on a corner lot in a quiet area of Cobblestone is this beautiful home featuring a bright and open main floor with a spacious living room, kitchen and dining area. Up a few stairs are 3 bedrooms and a large washroom with secondary access to the primary bedroom. Downstairs the basement suite has bright grade level living space with a large kitchen and big dining/living room space. Down a few stairs is a bedroom, bath and a den perfect for an at home office. Outside, the yard is fenced and has a huge deck area. There is also the great 24x24 detached garage, insulated and finished with OSB walls. Contact your favorite real estate professional to book a private viewing today!