



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

8816 96 Avenue  
Grande Prairie, Alberta

MLS # A2265870



**\$319,900**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Cobblestone                     |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | 2 Storey, Attached-Side by Side |        |                   |
| Size:     | 1,244 sq.ft.                    | Age:   | 2014 (11 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half   |
| Garage:   | Parking Pad                     |        |                   |
| Lot Size: | 0.07 Acre                       |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot  |        |                   |

|             |                        |            |    |
|-------------|------------------------|------------|----|
| Heating:    | Forced Air             | Water:     | -  |
| Floors:     | Carpet, Hardwood, Tile | Sewer:     | -  |
| Roof:       | Asphalt Shingle        | Condo Fee: | -  |
| Basement:   | Full                   | LLD:       | -  |
| Exterior:   | Wood Frame             | Zoning:    | RC |
| Foundation: | Poured Concrete        | Utilities: | -  |
| Features:   | Open Floorplan, Pantry |            |    |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to this bright and spacious 2-storey duplex/townhome offering the perfect blend of comfort and convenience! The main floor features a generous living room, open-concept dining area, and a modern kitchen complete with an island and stainless-steel appliances &mdash; including a brand-new fridge, brand-new stove with convection and air-fryer settings, a 2-month-old microwave range hood, and a 4-month-old dishwasher. The home has been freshly and professionally painted throughout, giving it a clean, modern feel that&rsquo;s move-in ready. Upstairs, you&rsquo;ll find three bedrooms and two full bathrooms, providing plenty of space for family or guests. The unfinished basement is a blank canvas ready for your personal touch &mdash; whether that&rsquo;s a home gym, rec room, or extra living area. Enjoy the paved rear-lane parking and a convenient layout that suits both first-time buyers and investors alike. A well-maintained property offering modern updates and excellent value!