



GRASSROOTS
REALTY GROUP

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8926 95 Avenue
Grande Prairie, Alberta

MLS # A2277389



\$439,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,725 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage Heater, Garden boxes, tv mount on main floor

Welcome to this well-kept two-story home in the family-friendly Cobblestone neighbourhood. The open-concept main floor is bright and inviting, featuring hardwood floors, plenty of windows, and a cozy living room with a gas fireplace; perfect for everyday living or hosting friends. The kitchen offers a functional island, stainless steel appliances and lots of counter space, while the dining area provides plenty of room for family meals. You'll also find a handy half bath and a versatile den on the main floor, ideal for a home office or a play space for the littles. Upstairs, there are three bedrooms, including a comfortable primary suite with a walk-in closet and private ensuite. A second full bathroom and a bonus room provide extra space for a family rec area, TV room, or kids' hangout. The basement is undeveloped and ready for your ideas, with great potential for an additional bedroom, bathroom, and rec space. Outside, enjoy a nicely landscaped yard complete with built-in garden boxes. The insulated and heated garage is a great bonus year-round. This home is located directly across from a fantastic park with playground and greenspace, close to a bus stop, and just two blocks from Riverstone School, this home is a great fit for families looking for space, comfort, and a convenient location.