



**GRASSROOTS**

REALTY GROUP

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**9429 88A Street  
Grande Prairie, Alberta**

**MLS # A2283758**



**\$390,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,452 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Outside, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Built-in Features, Closet Organizers, See Remarks, Tankless Hot Water		

**Inclusions:** refrigerator, stove, dishwasher, washer, dryer

Interior freshly painted & home is move-in ready! Quick possession possible on this fully-developed, 2-storey with 4 bedrooms & 4 bathrooms. Main floor has tiled front entry leading into the welcoming living room with 9' ceilings & gas fireplace, then into kitchen with attractive backsplash that compliments the warm & rich cabinet colours & stainless steel appliances. There is also a very convenient half bathroom right off the dining area & back door that leads to the backyard. 3 bedrooms are upstairs including the primary bedroom with walk-in closet and 3-piece ensuite with 5 foot wide walk-in shower & integral seat. The other 2 bedrooms each have cute window seats that the kids will love to cuddle up with their pets on or sit & read a good book. The 2 bedrooms are separated from the primary by the main bathroom providing maximum privacy. The living space expands into the basement with 3-piece bathroom, laundry/furnace room that also has tankless water heater, bedroom, under stairs storage and large family room. Easy maintenance perk with the only carpet in the home being on the stairs going to the basement. Paved parking pad is at rear of property with back alley access. There is also a shed to store your outside gear like snow shovels. Now that winter is finally done, enjoy the summer sunshine on the back deck! BBQ that steak you've been fantasizing about eating or watch the kids play in the fenced yard. There is also a firepit to enjoy. Cute veranda on the front west side allows you to sit and watch the sunset and adds to overall curb appeal. Property is located on a quiet street with a park & playground steps away as well as the Riverstone Public School. Don't delay! Call a REALTOR® today for more info or to view.