



GRASSROOTS
REALTY GROUP

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8905 94 Avenue
Grande Prairie, Alberta

MLS # A2292723



\$524,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating: In Floor, Electric, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Pantry, See Remarks, Stone Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: None

4 bed, 3.5 bath executive-style home in Cobblestone backing onto Riverstone School with no rear neighbors. The main floor features a large open living room with hardwood flooring and a gas fireplace with updated tile. The kitchen offers an eat-up island with stone countertops, stainless steel appliances including a gas range with double oven, pantry, and new dishwasher (2025). Convenient half bath, laundry, and access to the rear deck and south-facing backyard off the kitchen. Upstairs features the primary bedroom with a huge walk-in closet and a 3-piece ensuite with tiled shower and backsplash, plus two additional bedrooms and the main bathroom. The fully finished basement includes a kitchenette, spacious 4th bedroom, full 3-piece bathroom, electric heated floors, beautiful built-in wood desk, and decorative wood beams that add warmth and character to the space. Heated, finished double garage with 220V power, extra plugs and lighting on new circuits, hot and cold water sink, and steel storage shelving. South-facing fully fenced backyard with stamped concrete patio, 9' x 6' shed with power, cedar raised planter boxes, and cedar fairy light posts. Low-maintenance front yard. Recent updates include professional siding cleaning, furnace and duct cleaning, carpet cleaning, new smoke detectors, and new dishwasher (all 2025). Extra tiles, hardwood flooring, trim, paint and more included. Move-in ready and waiting for a new family to call home.