



**9510 Willow Drive
Grande Prairie, Alberta**

MLS # A2306595



\$479,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: All light fixtures, all window coverings, GDO + control(s), Firepit & Deep freeze

Tucked into the desirable community of Cobblestone, this beautifully maintained fully finished home offers the perfect blend of comfort, space, and location for a growing family. Situated just steps from parks and only a short walk to a newer school, this property checks all the boxes for convenient family living. Inside, the bright and functional layout features over 1,700 sq. ft. above grade with 4 bedrooms and 4 bathrooms throughout. The main level welcomes you with an inviting living space that flows effortlessly into the kitchen and dining area, creating the ideal setup for entertaining or busy everyday life. Rich espresso cabinetry, stainless steel appliances, a large island, tile backsplash, and a spacious corner pantry make the kitchen both stylish and practical. The dining area overlooks the sunny west-facing backyard and opens onto a large deck, the perfect spot to relax, unwind, and enjoy long summer evenings. Upstairs offers a cozy bonus room, perfect for movie nights, a playroom, or home office space. The primary suite features a walk-in closet and private ensuite, while two additional bedrooms and another full bathroom complete the upper level. The fully developed basement adds even more versatility with a large family room, fourth bedroom, and additional bathroom, ideal for guests, teenagers, or extra living space. Outside, the fully fenced and landscaped yard backs onto a rear lane and features a spacious two-tier deck with wiring ready for a future hot tub. The finished double attached garage, air conditioning, and move-in-ready condition make this home an exceptional opportunity in one of Grande Prairie's most family-friendly neighbourhoods.