



GRASSROOTS

REALTY GROUP

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**9427 Willow Drive
Grande Prairie, Alberta**

MLS # A2318911



\$479,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,187 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Kitchen Island, No Smoking Home		

Inclusions: N/A

You will love the great curb appeal with this beautiful, elegant & functional modified Bi-level in Cobblestone. A new fresh look throughout with neutral colors. Welcoming entrance leads to a cozy living room with gas fireplace. Open concept which is great for entertaining. The kitchen has an island for your prep work. Stainless steel appliances and corner pantry. Off the kitchen is the back deck with a gas line for your BBQ which over looks the serene backyard with fire pit. No rear neighbors with the park behind and easement on the side provides privacy. The Private primary bedroom is above the garage with a 4 pce ensuite , a bidet and linen closet. Powder room and a 2nd bedroom on the main for your convenience. The fully developed lower level features a wet bar & family room. 2 more bedrooms and a bathroom. Heated double garage with epoxy floors. Low -voltage exterior lighting on a timer. A pleasure to show. Call your favorite Realtor to view.