



9021 95 Avenue  
Grande Prairie, Alberta

MLS # A2323808



**\$345,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	790 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Fridge, Stove, Range Hood, Dishwasher, Washer/Dryer		

Perfect starter home in Cobblestone! A well maintained split level, in a desired and affordable area, close to all amenities, Riverstone K-8 Public School, Cobblestone Shopping, Walking Trails, and Playgrounds. With an inviting curb appeal, this property needs to be on your must see list. This home features a vaulted ceiling on the main floor, an open living room with beautiful natural light. Your kitchen is where you'll be excited to prepare meals or have bar stool seating for the kids during breakfast, or entertaining friends & family. The main floor also offers a designated dining space, with a conveniently located side door accessing the deck where you can BBQ, or sit and relax on some outdoor patio furniture, with your raised garden planters. Can't forget the walk in pantry giving you just enough storage space in addition to the kitchen cupboards and drawers. Upstairs gives you 2 bedrooms and a full bathroom. A few steps down is your first basement level and it is large! Finished with a cozy corner gas fireplace, and your second bathroom. Your 4th developed floor is a bonus area that could be used entirely for a 3rd bedroom, a play area, home gym, hobby space, you name it - the choice would be yours! Laundry room, and utility room down there in its own room as well. This property includes stamped concrete, a paved parking pad in the rear of the backyard. If you have a few vehicles, a need for a shed, or somewhere to park your travel trailer.... this property allows it! This home is great for anyone just starting out on their own, or would make the perfect investment property. IMMEDIATE POSSESSION! You really could be moving into this one in a short few weeks. Contact your realtor of choice to tour you through this one!