



GRASSROOTS
REALTY GROUP

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8969 96 Avenue
Grande Prairie, Alberta

MLS # A2326288



\$619,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	2015 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Sump Pump(s)		

Inclusions: NA

Better than new , PRISTINE ,FULLY DEVELOPED TWO STOREY Pride of ownership shines brightly in this well-kept, fully developed 6-bedroom home featuring 4 bedrooms plus a bonus room upstairs. Just added brand new carpet throughout, central air conditioning, and a hot water tank replaced in 2025. If you need more space or have a large family, the search ends here. The main floor offers a large open-concept layout with a generous kitchen showcasing stainless steel appliances, island , WI pantry and flowing into a spacious dining area with deck access and an open connection to the living room. A cozy library/den tucked off the main floor is the perfect spot for quiet reading or a home office, and there's a half bath to round out the main level. Upstairs, you'll find a generous bonus room, upstairs laundry, and 4 bedrooms — including a spa-like primary suite with a soaker tub, an oversized glass shower enclosed on two sides, and a large walk-in closet. A 4-piece bathroom serves the remaining 3 bedrooms, giving everyone plenty of space and privacy. The fully finished basement adds even more living space with a large yet cozy family room, 2 additional bedrooms, a full bathroom, and abundant storage. Outside, a great privacy wall creates a peaceful, secluded yard with plenty of room for kids to play or for entertaining guests. This home is conveniently located close to schools, shopping, and on a bus route. This home is Meticulous and very well maintained. This one's a must-see — book your showing today!