



GRASSROOTS
REALTY GROUP

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9513 88 Street
Grande Prairie, Alberta

MLS # A2327518



\$459,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,365 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

This one is sure to impress! Located in Cobblestone neighbourhood with no rear neighbours, this home offers privacy and a low-maintenance backyard complete with a spacious two tier deck, perfect for relaxing or entertaining. The heated attached garage is a standout feature, measuring 29 feet deep with a high overhead door, providing plenty of room for a full size pickup and additional storage. Step inside to a welcoming front entry that opens into a bright, open concept living area with vaulted ceilings. The well appointed kitchen features raised countertops, a gas stove, and an abundance of cabinetry and workspace, making it ideal for both everyday living and entertaining. The main floor is complete with two generously sized bedrooms and a full bathroom. Upstairs, you'll find a private primary bedroom featuring a walk-in closet and a spacious ensuite with a walk-in shower. The undeveloped basement offers endless possibilities to customize the space to suit your family's needs, whether you envision additional bedrooms, a family room, a home gym, or a recreation area.