



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8852 96 Avenue
Grande Prairie, Alberta

MLS # A2329962



\$419,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,649 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer

If you've been searching for a home that's truly move-in ready, your search ends here. This immaculate 1,649 sq. ft. two-storey has been meticulously maintained and offers a bright, functional layout with 4 bedrooms, 3.5 bathrooms, central air conditioning, updated main floor vinyl flooring, and beautifully finished living space on all three levels. Step inside to a spacious front entry with soaring ceilings and discover an open-concept main floor designed for both everyday living and effortless entertaining. The welcoming living room features a cozy gas fireplace and flows seamlessly into the spacious dining area and well-appointed kitchen. Complete with a large centre island, abundant cabinetry, ample counter space, and a functional layout, the kitchen is sure to become the heart of the home—whether you're preparing weeknight dinners or hosting family and friends. Conveniently located off the rear entrance is a 2-piece powder room along with custom built-in storage to help keep busy households organized. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a second full 4-piece bathroom, and a spacious upper-level laundry room with folding counter and extra storage make everyday living both comfortable and convenient. The fully developed basement expands your living space with a large family room, a fourth bedroom, and an additional 4-piece bathroom. It's also roughed in for a future dry bar, making it easy to add cabinetry and countertop space if you envision the perfect entertaining area, guest retreat, or recreation space. Step outside to enjoy the fully fenced and beautifully landscaped backyard, complete with a large deck that's perfect for summer BBQs, entertaining, or simply unwinding. With no rear neighbours, the property

backs onto a rear driving alley, offering added privacy and convenient rear access. There's ample parking for multiple vehicles, a poured concrete pad ready for your future garage, and additional storage beneath the covered front veranda. Ideally located close to schools, parks, walking trails, shopping, and everyday amenities, this exceptional home offers thoughtful updates, including newer central air conditioning (approximately 1–2 years old), updated main floor vinyl flooring, exceptional pride of ownership, and a layout that's ready to accommodate your family's needs for years to come. Homes this well cared for rarely become available—book your private showing today!