



GRASSROOTS
REALTY GROUP

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9501 88a Street
Grande Prairie, Alberta

MLS # A2333108



\$449,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,357 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Paved, Workshop in Garage		
Lot Size:	0.95 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Sump Pump(s), Tankless Hot Water		

Inclusions: n/a

2-Storey Home with Heated Detached Garage & RV Parking. Well-maintained 2-storey home located close to shopping and within walking distance of Riverstone School. The main floor features a quarry tile front entry, spacious living room, tiled kitchen with backsplash, 2-piece bathroom, and access to the backyard. Upstairs offers a primary bedroom with a large walk-in closet and 4-piece ensuite, plus two additional bedrooms with deep closets and another 4-piece bathroom. The undeveloped basement provides plenty of storage or future development potential and includes a brand-new hot water on demand system. Enjoy the low-maintenance backyard with a deck and artificial turf. The 24' x 24' heated detached garage sits on a floating engineered concrete pad and features 220V power with 100-amp service. A separate concrete RV parking pad is located beside the garage. Additional features include brand-new appliances and 30-year IKO fiberglass shingles on both the house and garage.