



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8961 96 Avenue
Grande Prairie, Alberta

MLS # A2352009

\$594,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: WINDOW COVERINGS

Welcome to this beautifully maintained, fully developed two-story home in Cobblestone, offering a functional floor plan, quality finishes, and an impressive triple-car garage! Priced at \$594,900, this turn-key property is ready for its next owners to move in and enjoy. The main floor features a spacious front entrance with a large walk-in coat closet, hardwood flooring and convenient main-floor laundry. The well-appointed kitchen boasts granite countertops, abundant cabinetry, a large island with eating bar, and a walk-through pantry. The open, functional layout is ideal for everyday living and entertaining. Large windows give great natural light and there is a cozy gas fireplace in living room, and a half bathroom as well on this level. Upstairs, you'll find an oversized bonus room, two spacious secondary bedrooms, and a generous primary bedroom with room for a king-size bed, plenty of dresser space, and a wall of windows that fills the room with natural light. The ensuite offers a relaxing jetted tub and a spacious walk-in closet. The fully developed basement adds even more living space, featuring a fantastic theatre room with a dedicated bar area and attractive vinyl plank flooring, making it the perfect spot for movie nights and entertaining family and friends. There is a 3pce bathroom and bedroom as well. The triple-car garage provides plenty of room for vehicles, recreational toys, and additional storage. Additional features include hot water on demand. The yard is fully fenced and landscaped, and the very large deck is perfect for relaxing and entertaining outdoors. If you're looking for a move-in-ready family home with excellent living space, a fantastic entertainment area, and a triple-car garage in Cobblestone, this property is a must-see!

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