

**9526 Willow Drive**  
**Grande Prairie, Alberta**

**MLS # A2261874**



**\$474,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers		

**Inclusions:** N/A

Don't miss this incredible opportunity to own a beautifully renovated, fully developed home featuring 4 spacious bedrooms and 3.5 bathrooms—ideal for comfortable and stylish family living. From the moment you arrive, you'll notice the exceptional custom craftsmanship throughout, both inside and out. The backyard is a private oasis, complete with a custom two-tier deck outfitted with built-in electrical outlets (including one for a hot tub), a French drain near mature cedar trees, a convenient soaker hose for easy maintenance, a brand-new custom fence, a storage shed, and a newly constructed front landing with stairs. Inside, you'll love the open-concept layout—perfect for entertaining. The spacious kitchen and dining area have been upgraded with new countertops, a modern backsplash, and a brand-new stove. Fresh paint brightens every room, while new flooring adds warmth and continuity throughout the main and upper levels. The luxurious primary suite features a relaxing jacuzzi tub, a walk-in closet with a custom organizer, and tasteful, high-end finishes. Bathrooms on both the main and upper levels have been beautifully updated, and contemporary light fixtures add a touch of sophistication throughout the home. Upstairs, the large bonus room provides an inviting space to unwind, complete with an elegant fireplace. A unique custom ceiling detail adds character and charm to the home's overall design. Additional highlights include a newer hot water tank (2019), a well-maintained furnace, and ample parking. Conveniently located close to schools, shopping, and public transit. As an added bonus—you'll be joining a fantastic neighbourhood with amazing neighbours! This one-of-a-kind property truly has it all. Book your private showing today and get ready to fall in love with your new home!