

9405 88 Street  
 Grande Prairie, Alberta

MLS # A2269377



# \$439,900

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone                                   |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | 2 Storey                                      |               |                   |
| <b>Size:</b>     | 1,778 sq.ft.                                  | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Landscaped, No Neighbours Behind, See Remarks |               |                   |

|                    |                                     |                   |    |
|--------------------|-------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile              | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                        | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan, Pantry, See Remarks |                   |    |

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Welcome to this beautiful two storey home in the desirable Cobblestone community, offering privacy with no rear neighbours and an easement on one side. Featuring air conditioning and a double attached garage, this open-concept home is perfect for modern living. The main floor boasts a spacious living area flooded with natural sunlight & feature gas fireplace. The bright kitchen showcases stainless steel appliances, corner pantry, and plenty of cupboards and counter space including seating. The dining space provides access to the deck and backyard while a half bath adds convenience to your main floor. Upstairs, you'll find a cozy bonus room perfect for playroom or tv room. The primary suite hosts a 4pc ensuite bath plus walk in closet while still providing space for a king size bed & furniture. Two additional bedrooms plus a full bathroom complete the upper level. The partially developed basement includes a fourth bedroom, providing extra space for family or guests. Enjoy the outdoors in the fully fenced and landscaped yard, ideal for relaxing or entertaining. Located in a great neighbourhood close to schools, shopping, and amenities, this home combines comfort, style, and convenience, it's perfect for your next move! Book your showing today!