

8910 94 Avenue
Grande Prairie, Alberta

MLS # A2218447



\$439,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped		
Heating:	High Efficiency, Forced Air, Natural Gas		Water: -
Floors:	Carpet, Ceramic Tile, Hardwood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Partially Finished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: RS
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island		
Inclusions:	AC unit, window coverings		

Very desirable 2 storey home in Cobblestone. The main floor consists of an office/den, half bath, and open concept kitchen, dining & living room. The focal point of the living room is the gas fireplace flanked by windows. The kitchen has an island, corner pantry & nice tiled backsplash. Off the dining area is access to the large deck with glass railings and gas line for the BBQ. The back yard is a very good size for a city lot and there is a easement behind; plus the towering trees at the back of the lot provide extra privacy. The upper level has a bonus room for extra living space, 3 bedrooms, 2 bathrooms and laundry. The primary bedroom with new paint, walk in closet and nice ensuite. You will love the built in shelving in the bedrooms. This house has central AC to keep you cool during hot summer days and the garage is heated to keep your vehicle warm during our winter deep freezes. The basement provides a great space for your gym and all your storage needs. Outstanding value for this home - check it out today!