

9017 96 Avenue  
Grande Prairie, Alberta

MLS # A2205980



\$399,800

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		
Inclusions:	Garage Door Remote		

A beautifully finished and move-in-ready home in the desirable Cobblestone neighborhood, just steps from Riverstone School! This stylish and well-kept bi-level boasts an inviting sunken living room with high ceilings, setting the stage for a bright and airy feel throughout. The kitchen is a dream with crisp white cabinetry, ample counter space, a pantry, and a spacious dining area overlooking the living room. The master bedroom offers a generous walk-in closet and a private three-piece ensuite. The fully developed basement is warm and welcoming, featuring large windows, a cozy family room with a gas fireplace, a roomy bedroom, a versatile office/gym, a bathroom, laundry, and plenty of storage—including additional space beneath the sunken living room. Thoughtfully designed for comfort and convenience, this home is carpet-free and includes central air conditioning. Outside, the fully fenced and landscaped yard is perfect for enjoying summer days, complete with a large deck featuring aluminum railing and storage underneath. A double gate allows easy back-alley access for secure ATV or RV parking, and the widened driveway provides extra parking space. The heated and finished garage adds even more value to this turn-key property. With easy access to transit, shopping, and schools, this home truly has it all!