

8926 95 Avenue  
Grande Prairie, Alberta

MLS # A2277389



## \$439,900

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Garage Heater, Garden boxes, tv mount on main floor

Welcome to this well-kept two-story home in the family-friendly Cobblestone neighbourhood. The open-concept main floor is bright and inviting, featuring hardwood floors, plenty of windows, and a cozy living room with a gas fireplace; perfect for everyday living or hosting friends. The kitchen offers a functional island, stainless steel appliances and lots of counter space, while the dining area provides plenty of room for family meals. You'll also find a handy half bath and a versatile den on the main floor, ideal for a home office or a play space for the littles. Upstairs, there are three bedrooms, including a comfortable primary suite with a walk-in closet and private ensuite. A second full bathroom and a bonus room provide extra space for a family rec area, TV room, or kids' hangout. The basement is undeveloped and ready for your ideas, with great potential for an additional bedroom, bathroom, and rec space. Outside, enjoy a nicely landscaped yard complete with built-in garden boxes. The insulated and heated garage is a great bonus year-round. This home is located directly across from a fantastic park with playground and greenspace, close to a bus stop, and just two blocks from Riverstone School, this home is a great fit for families looking for space, comfort, and a convenient location.