



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**8930 95 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2215469**



**\$469,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, See Remark		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, AC,		

Gorgeous fully developed home located on a quiet street directly across from a park and just two blocks from an elementary school, this beautifully maintained home sits in the heart of the desirable family-friendly neighborhood of Cobblestone. Step into a spacious, tiled front entry that opens to a bright and airy main floor featuring vaulted ceilings, rich two-tone espresso cabinetry, stainless steel appliances, and a central island with raised eating bar&mdash;perfect for entertaining. The generous dining nook leads to a covered patio with natural gas hookup and a lower 12' x 16' patio, all overlooking a fully fenced, landscaped backyard that offers exceptional privacy thanks to a mature row of trees along the rear fence line. The cozy main floor living room boasts a gas fireplace, large picture window, and stylish laminate flooring throughout. Two well-sized bedrooms and a full main bath are also found on the main level. The private primary suite is located above the garage and includes a walk-in closet and ensuite with a spacious 5' shower. The fully developed basement adds even more living space with a 4th bedroom, 3rd full bath featuring a large tiled shower, a spacious rec room with built-in speakers, a wet bar, and an eye-catching feature wall. The attached garage is finished and painted, offering both functionality and curb appeal. Don't miss your chance to own this move-in-ready gem in one of the City's top neighborhoods!