



GRASSROOTS
REALTY GROUP

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**9402 88 Street
Grande Prairie, Alberta**

MLS # A2221973



\$374,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Check out this gorgeous 3-bedroom, 2.5-bath home in Cobblestone! Sitting on a roomy corner lot, it has amazing curb appeal and is just a short walk to trails, parks, and schools—perfect for families. The bright, open main floor features a modern kitchen with stainless steel appliances, an island, and tons of cabinet space. Cozy up by the gas fireplace in the living room—great for relaxing nights or entertaining friends. Upstairs, you’ll find three spacious bedrooms, including a primary suite with its own ensuite and walk-in closet. Outside, there’s a handy back alley driveway for extra parking and easy access, plus a large powered shed that’s perfect for storage or a workshop. You’re also just minutes from shopping, dining, and everything Grande Prairie has to offer. This one won’t last long—book your private showing today!