



**GRASSROOTS**  
REALTY GROUP

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

8836 96 Avenue  
Grande Prairie, Alberta

MLS # A2226912



**\$424,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Mixed, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RS
<b>Utilities:</b>	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

A beautiful home with detached garage and mortgage helper basement suite! Located on a corner lot in a quiet area of Cobblestone is this beautiful home featuring a bright and open main floor with a spacious living room, kitchen and dining area. Up a few stairs are 3 bedrooms and a large washroom with secondary access to the primary bedroom. Downstairs the basement suite has bright grade level living space with a large kitchen and big dining/living room space. Down a few stairs is a bedroom, bath and a den perfect for an at home office. Outside, the yard is fenced and has a huge deck area. There is also the great 24x24 detached garage, insulated and finished with OSB walls. Contact your favorite real estate professional to book a private viewing today!