



**GRASSROOTS**  
REALTY GROUP

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**9526 Willow Drive**  
**Grande Prairie, Alberta**

**MLS # A2247406**



**\$529,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Built in Vacuum and Attachments		

Don't miss your chance to own this beautifully renovated and fully developed home, offering 4 spacious bedrooms and 3.5 bathrooms—perfect for comfortable family living! This stunning property showcases exceptional custom craftsmanship throughout, inside and out. The backyard is a true retreat, featuring a custom two-tier deck with built-in electrical outlets (including one for a hot tub), a private yard with a French drain by mature cedar trees, a soaker hose for easy maintenance, a brand-new custom fence, a shed, and a newly built front landing with stairs. Step inside to an open-concept layout ideal for entertaining, with a generous kitchen and dining area. The kitchen is upgraded with new countertops, a stylish backsplash, and a brand-new stove. Fresh interior paint brings new life to every room. The primary suite is a luxurious escape, complete with a jacuzzi tub, a walk-in closet fitted with a custom organizer, and elegant finishes. Modern light fixtures throughout the home add a touch of sophistication. Both main and upper-level bathrooms have been beautifully renovated. New flooring flows throughout the main and upper levels, and a striking custom ceiling feature adds character and charm. The spacious bonus room is enhanced by an elegant fireplace—perfect for cozy evenings. Additional upgrades include a hot water tank (2019), regularly maintained furnace, and plenty of parking. Conveniently located close to schools, shopping, and transit. This one-of-a-kind home truly stands out—book your private viewing today and get ready to make this exceptional property your own!