



GRASSROOTS
REALTY GROUP

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9526 Willow Drive
Grande Prairie, Alberta

MLS # A2261874



\$474,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Don't miss this incredible opportunity to own a beautifully renovated, fully developed home featuring 4 spacious bedrooms and 3.5 bathrooms—ideal for comfortable and stylish family living. From the moment you arrive, you'll notice the exceptional custom craftsmanship throughout, both inside and out. The backyard is a private oasis, complete with a custom two-tier deck outfitted with built-in electrical outlets (including one for a hot tub), a French drain near mature cedar trees, a convenient soaker hose for easy maintenance, a brand-new custom fence, a storage shed, and a newly constructed front landing with stairs. Inside, you'll love the open-concept layout—perfect for entertaining. The spacious kitchen and dining area have been upgraded with new countertops, a modern backsplash, and a brand-new stove. Fresh paint brightens every room, while new flooring adds warmth and continuity throughout the main and upper levels. The luxurious primary suite features a relaxing jacuzzi tub, a walk-in closet with a custom organizer, and tasteful, high-end finishes. Bathrooms on both the main and upper levels have been beautifully updated, and contemporary light fixtures add a touch of sophistication throughout the home. Upstairs, the large bonus room provides an inviting space to unwind, complete with an elegant fireplace. A unique custom ceiling detail adds character and charm to the home's overall design. Additional highlights include a newer hot water tank (2019), a well-maintained furnace, and ample parking. Conveniently located close to schools, shopping, and public transit. As an added bonus—you'll be joining a fantastic neighbourhood with amazing neighbours! This one-of-a-kind property truly has it all. Book your private showing today and get ready to fall in love with your new home!

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