



GRASSROOTS
REALTY GROUP

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8816 96 Avenue
Grande Prairie, Alberta

MLS # A2265870



\$319,900

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,244 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions:	N/A
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Welcome to this bright and spacious 2-storey duplex/townhome offering the perfect blend of comfort and convenience! The main floor features a generous living room, open-concept dining area, and a modern kitchen complete with an island and stainless-steel appliances — including a brand-new fridge, brand-new stove with convection and air-fryer settings, a 2-month-old microwave range hood, and a 4-month-old dishwasher. The home has been freshly and professionally painted throughout, giving it a clean, modern feel that’s move-in ready. Upstairs, you’ll find three bedrooms and two full bathrooms, providing plenty of space for family or guests. The unfinished basement is a blank canvas ready for your personal touch — whether that’s a home gym, rec room, or extra living area. Enjoy the paved rear-lane parking and a convenient layout that suits both first-time buyers and investors alike. A well-maintained property offering modern updates and excellent value!