



GRASSROOTS
REALTY GROUP

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

9417 88A Street
Grande Prairie, Alberta

MLS # A2272428



\$369,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: N/A

Welcome to this wonderful starter or family home ideally situated in the heart of Cobblestone, just a short walk from the public school, playground, and neighbourhood amenities. From the moment you approach along the welcoming front sidewalk, this property offers a warm, inviting feel. Inside, the main level features a bright and functional floorplan perfect for everyday living. The cozy family room is highlighted by a gas fireplace, creating a comfortable space to relax and unwind. The spacious kitchen offers ample cabinetry, great counter space, and direct access to the backyard through the dining area—ideal for outdoor dining or watching kids play. A convenient half bath completes the main floor. Upstairs, the generous primary bedroom provides a peaceful retreat with a walk-in closet and a well-appointed 4-piece ensuite. Two additional bedrooms are both nicely sized, making them perfect for children, guests, or a home office. A second full bathroom serves this upper level. The basement remains undeveloped, offering a clean slate for future customization—whether you envision an additional living area, bedroom, gym, or storage. Outside, the backyard is partially landscaped and fenced, with rear alley access providing handy off-street parking and potential for future garage development. This well-kept home is move-in ready and awaiting its next owners. Book your showing today and discover the value and comfort this Cobblestone property has to offer!