



**GRASSROOTS**  
REALTY GROUP

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8818 96 Avenue S  
Grande Prairie, Alberta

MLS # A2297924



**\$349,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,397 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully maintained 4-bed, 3.5-bath, 1,397 sq. ft. home located in the highly sought-after community of Cobblestone. Offering a perfect blend of comfort, style, and convenience, this property is ideal for families, first-time buyers, or investors looking for a move-in-ready home close to schools, parks, and everyday amenities. Call Your Realtor Today!