



GRASSROOTS

REALTY GROUP

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9446 Willow Drive
Grande Prairie, Alberta

MLS # GP214292



\$369,900

Division:	Cobblestone.		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2008 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Attached, Attached Garage		
Lot Size:	-		
Lot Feat:	Near Shopping Center, Landscaped		

Heating:	Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	-	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Jetted Tub		

Inclusions: -

This fantastic 2 Storey family home located in Cobblestone. Its recently been refreshed with new paint & baseboard, and carpet in the basement! This open concept & practical floor plan is friendly for all families and entertaining guests! 1514 sq ft and 4 bedrooms, 3.5 baths accommodate the main and upper levels. A fantastic main floor features include gas fireplace in the living room, island seating + pantry in kitchen, plus an office room or an optional guest room. Upstairs boasts of a large master bedroom and tiled spacious en-suite including shower unit & jet tub, 2 large bedrooms and another full bathroom! The fully developed basement includes a tiled bathroom, a large bedroom and an entertainment room. Recent updates include new HWT 2017, fresh paint & baseboards throughout & brand new deck & landscaping 2019. It's on a Bus route, close to schools and all the amenities! Book your showing today!