



**GRASSROOTS**  
REALTY GROUP

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**8821 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2134721**



**\$458,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Immaculate 2-story home backing onto the greenspace of Riverstone Elementary School, located in the desirable Cobblestone neighbourhood. Upon arrival, you'll be impressed by the home's curb appeal, and even more so once you step inside. The functional entryway leads to a beautiful kitchen featuring granite countertops, an island, a gas stove, stainless steel appliances, and a corner pantry. The living room boasts a stone fireplace with large windows on either side, perfectly anchoring the living space. The adjoining dining room offers access to the 2-tier deck with a pergola. The south-facing backyard features raised garden beds, a few trees, and a view of the serene greenspace. The main floor also includes a convenient 2pc bathroom. Upstairs, discover a 3pc bathroom, 2 spacious spare bedrooms, and a laundry room! The master suite boasts an incredible 5pc ensuite with a double vanity, massive soaker tub, and glass/tile shower with a rain shower head, with access to the walk-in closet. The fully finished basement offers an additional bedroom, a modern 3pc bath, a spacious family room and ample storage. The home also features a heated 23'x26' garage. Don't miss out on this exceptional property!