



**GRASSROOTS**  
REALTY GROUP

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9018 94a Avenue  
Grande Prairie, Alberta

MLS # A2142556



**\$329,900**

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,405 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Shingle Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Sump Pump(s)		

Inclusions: NA

Step into this inviting cul-de-sac haven, a charming 3-bedroom home in an unbeatable location. As you cross the threshold, the front entrance with a convenient closet greets you, providing the perfect spot for guests to stash their coats and shoes. Just beyond, the living room unfolds with a large window that floods the space with natural light, creating a welcoming ambiance. The kitchen boasts white cabinets and a picturesque window above the sink that invites the sun to brighten your day. The eat-up peninsula is not just a functional space for quick meals but also a charming spot that overlooks and opens to the dining room, perfect for entertaining. A spacious pantry keeps everything in order, making meal prep a breeze. The dining area is designed to be both functional and stylish. Shelves for your prized possessions create a personalized touch, while the cleverly designed window cut-out lets light stream in, seamlessly connecting the dining room to the living room. This thoughtful layout enhances the flow between spaces, making gatherings enjoyable. The main floor also features a back entrance with a half bath and closet, providing easy access to the expansive backyard and rear parking. Ascend the wide staircase to discover the sanctuary that is the primary bedroom. Spacious and serene, it features a large window, dual closets, and a 4-piece ensuite. Two additional bedrooms offer ample space for family, guests, or a home office, complemented by another well appointed 4-piece bathroom. The unfinished basement is a blank canvas ready for your personal touch. Imagine the possibilities: extra bedrooms, a bathroom, a home gym, or a craft room &ndash; the choice is yours. Step outside to the massive fenced yard, where pavers lead to the rear parking spots. It&rsquo;s a secure and expansive area for kids to play, pets to roam, or for you to cultivate your gardening

skills. Located in a peaceful cul-de-sac, this home is ideally positioned close to everything you need. Schools, scenic walking trails, and convenient amenities like Freshco, Starbucks, Shoppers Drug Mart, a gym, pizza place, and bank are just minutes away. Don't miss the chance to make this house your home. Call your REALTOR® today to schedule a private showing and start your next chapter in this beautiful abode!