



GRASSROOTS
REALTY GROUP

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8905 94 Avenue
Grande Prairie, Alberta

MLS # A2144618



\$439,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Lar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Stone Counters		

Inclusions: NA

3 bed, 2.5 bath executive style house in Cobblestone. Main floor starts with a large front facing living room with hardwood flooring and a gas fireplace. The kitchen features an eat-up island with stone countertops, all stainless steel appliances including a gas range with a double oven, and a pantry. Convenient half bath off the kitchen and access to rear deck and back yard. Laundry is also off the kitchen. Upstairs features the primary bedroom with a huge walk in closet. 3 piece ensuite with tiled shower and backsplash. There are two more bedrooms and the main bathroom upstairs as well. Undeveloped basement offers lots of heated storage space. Heated, finished double garage. Wide driveway with room for RV parking. South facing FULLY fenced back yard with stamped concrete patio and no rear neighbors! Low maintenance front yard. Backs on to Riverstone School. Ready for a new family to call home.