



**9431 Willow Drive
Grande Prairie, Alberta**

MLS # A2159547



\$439,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,631 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	See Remarks	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, window coverings, hot tub

Certain properties stand out above the rest, and this home is one of those rare finds. This contemporary two-storey offers a modern floorplan with stylish finishes that are sure to impress. Located close to Riverstone School and backing onto a serene playground and greenspace, this home perfectly blends convenience and tranquility. Plus, appliances, central AC, and a hot tub are all included! Step inside to a welcoming entryway, featuring hard surface flooring and elegant trayed ceilings. The open-concept main floor is ideal for both family living and entertaining, with a large kitchen island, pantry, and cozy gas fireplace. Tall ceilings create an inviting atmosphere, and the main floor's half bath is perfect for guests. The layout is perfect for hosting while enjoying your private backyard. Upstairs, you'll find three spacious bedrooms and two baths. The primary bedroom offers a luxurious ensuite with a soaker tub, stand-up shower, and ample space for large furnishings, along with a tranquil view of the backyard. The other bedrooms are equally generous in size, providing comfort for the entire family. The nearly finished basement is just waiting for your personal touch, featuring a bathroom, living room, and the fourth bedroom, adding even more living space to this exceptional home. Exterior features include a fully fenced, landscaped yard with a spacious deck and built-in hot tub area, perfect for relaxation. The home backs onto a children's park and greenspace, providing a picturesque setting. Additionally, a brand new Electrolux washer and dryer are included, along with the comfort of central air conditioning. The garage is another highlight, measuring 24 ft 8 in by 22 ft 4 in with tall ceilings—ideal for a man cave, workshop, or extra parking space. Pride of ownership is evident throughout this property. With so much value packed into one home, this

is a must-see. Contact a Realtor today to schedule your private showing—you won’t be disappointed!