



GRASSROOTS
REALTY GROUP

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9517 88 Street
Grande Prairie, Alberta

MLS # A2208256



\$389,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,082 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectang		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	19-71-5-W6
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Wood Shelving in Garage, Planter on Deck

Beautiful bi-level in Cobblestone with NO REAR NEIGHBORS! Only steps from Riverstone school and close to shopping, parks, playgrounds and more! WELL-MAINTAINED and built by Gordey Homes, offering exceptional quality. Thoughtfully designed with an inviting, wide staircase leading to a bright, open-concept main floor—perfect for family living and entertaining. The impressive kitchen is perfect for anyone who loves to cook, featuring high-end stainless appliances with a brand-new Samsung induction stove(with air fryer), a corner walk-in pantry, stylish backsplash, under-cabinet lighting, and an island with bar seating for casual meals or morning coffee. Adjacent dining area provides direct access to the rear deck and is equipped with a handy gas line for your BBQ, and the spacious living room offers flexibility for any furniture arrangement. The primary bedroom features his-and-hers closets and a private 3-piece ensuite with large shower. A second bedroom and a 4-piece main bathroom complete the main floor. Basement offers a blank canvas for your personal touch and already includes black-out blinds for added privacy. Attached dbl garage is insulated and drywalled with a newer unit heater for year-round comfort. You’ll enjoy a fully fenced and landscaped yard, an oversized deck with aluminum railing and garden box, and paved walking trail right out your backyard. Notable items: new washer/dryer(2022), new mother-board on furnace(2023), new garage unit heater (2023), new induction stove (3 mo.ago) This home is a must-see—offering comfort, convenience, and the perfect location!