

**9427 Willow Drive**  
**Grande Prairie, Alberta**

**MLS # A2318911**



**\$479,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Bookcases, Kitchen Island, No Smoking Home		

**Inclusions:** N/A

You will love the great curb appeal with this beautiful, elegant & functional modified Bi-level in Cobblestone. A new fresh look throughout with neutral colors. Welcoming entrance leads to a cozy living room with gas fireplace. Open concept which is great for entertaining. The kitchen has an island for your prep work. Stainless steel appliances and corner pantry. Off the kitchen is the back deck with a gas line for your BBQ which over looks the serene backyard with fire pit. No rear neighbors with the park behind and easement on the side provides privacy. The Private primary bedroom is above the garage with a 4 pce ensuite , a bidet and linen closet. Powder room and a 2nd bedroom on the main for your convenience. The fully developed lower level features a wet bar & family room. 2 more bedrooms and a bathroom. Heated double garage with epoxy floors. Low -voltage exterior lighting on a timer. A pleasure to show. Call your favorite Realtor to view.