

9409 88A Street
Grande Prairie, Alberta

MLS # A2323835



\$444,500

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,602 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding

Foundation: Perimeter Wall, Poured Concrete

Features: No Animal Home, Pantry, Tankless Hot Water

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Nobe

Beautiful 1,602 sq. ft. two-storey home built in 2013. This well-maintained property features 3 bedrooms, 2.5 bathrooms, including a spacious primary suite with private ensuite. The bright main floor offers a cozy gas fireplace in the living room, fresh paint throughout, and the convenience of hot water on demand. The unfinished basement provides endless potential for future development. Outside, enjoy the spacious rear deck, perfectly manicured lawn and a double detached garage. Ideally located near schools, shopping, and scenic walking paths. A fantastic family home in a desirable location! Contact your realtor today to schedule a viewing! Realtor and seller are related