

**9513 88 Street**  
**Grande Prairie, Alberta**

**MLS # A2327518**



**\$459,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Cobblestone   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Modified Bi-Level   |               |                   |
| <b>Size:</b>     | 1,365 sq.ft.  | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage                       |               |                   |
| <b>Lot Size:</b> | 0.09 Acre   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, No Neighbours Behind |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <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>   | Stone, Vinyl Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |    |

**Inclusions:** none

This one is sure to impress! Located in Cobblestone neighbourhood with no rear neighbours, this home offers privacy and a low-maintenance backyard complete with a spacious two tier deck, perfect for relaxing or entertaining. The heated attached garage is a standout feature, measuring 29 feet deep with a high overhead door, providing plenty of room for a full size pickup and additional storage. Step inside to a welcoming front entry that opens into a bright, open concept living area with vaulted ceilings. The well appointed kitchen features raised countertops, a gas stove, and an abundance of cabinetry and workspace, making it ideal for both everyday living and entertaining. The main floor is complete with two generously sized bedrooms and a full bathroom. Upstairs, you'll find a private primary bedroom featuring a walk-in closet and a spacious ensuite with a walk-in shower. The undeveloped basement offers endless possibilities to customize the space to suit your family's needs, whether you envision additional bedrooms, a family room, a home gym, or a recreation area.