

9402 88 Street
Grande Prairie, Alberta

MLS # A2347894



\$395,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,313 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, See Remarks, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Tankless Hot Water		

Inclusions: Shed: L20' W12' H8

This is a 2 storey you don't want to miss. Offering over 1,900 sq. ft. of living space across three levels, 3 bedrooms and 3 bathrooms, exceptionally well cared for home and comes with a secure 12' x 20' powered shed with a garage overhead door. Take advantage of the paved back lane access and extra 240sqft space this winter and keep your tools and toys tucked away, safe and secure. O better yet use it all year round and turn it into your workshop or hobby space. But wait there is more...cozy up around the fireplace, or enjoy one of the many other creature comforts like the convenience of on-demand hot water, and appreciate piece of mind knowing that this home has clearly been looked after. The location is another win. You're close to schools, parks and paved walking trails, but also nicely tucked away from the busier routes, giving you that quieter, off-the-beaten-path feel without giving up convenience. Clean, comfortable, tucked away and with extra room for the things you love to do. Book your showing today!