ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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8910 94 Avenue
Grande Prairie, Alberta

MLS # A2351914

$479,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this inviting two-storey home in the community of Cobblestone. Offering a functional layout with plenty of room for the whole family, this home is ready to welcome its next owners. Upstairs, you’ll find three spacious bedrooms, including a comfortable primary complete with a walk-in closet and a full 4-piece ensuite. The additional bedrooms feature built-in shelving, adding practical storage without compromising space. A large bonus room provides the perfect space for family movie nights, a kids’ play area, or a cozy second living room. You’ll also appreciate the convenient upper-floor laundry, featuring side-by-side washer and dryer units with extra room for storage. On the main floor, the bright kitchen and inviting living room with a fireplace create a warm and welcoming space for everyday living and entertaining. Work from home? No problem. There is a spacious office conveniently located on the main floor, making balancing work and home a little easier. Step outside to the huge back deck, perfect for summer barbecues, hosting friends, or simply enjoying the outdoors while overlooking the large backyard with plenty of room for your furry family members. The basement offers a great opportunity to add your own vision and bring the rest of the home together. Completing the home is a double attached heated garage with built-in shelving, offering excellent storage and functionality just in time for the cold months ahead. But don't worry, summer will come back soon enough and you'll already be equipped with central-air conditioning! With its family-friendly layout, generous outdoor space, and room to make it your own, this Cobblestone home is full of potential!

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