

**9017 96 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2205980**



**\$419,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cleared, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Garage Door Remote

A beautifully finished and move-in-ready home in the desirable Cobblestone neighborhood, just steps from Riverstone School! This stylish and well-kept bi-level boasts an inviting sunken living room with high ceilings, setting the stage for a bright and airy feel throughout. The kitchen is a dream with crisp white cabinetry, ample counter space, a pantry, and a spacious dining area overlooking the living room. The master bedroom offers a generous walk-in closet and a private three-piece ensuite. The fully developed basement is warm and welcoming, featuring large windows, a cozy family room with a gas fireplace, a roomy bedroom, a versatile office/gym, a bathroom, laundry, and plenty of storage—including additional space beneath the sunken living room. Thoughtfully designed for comfort and convenience, this home is carpet-free and includes central air conditioning. Outside, the fully fenced and landscaped yard is perfect for enjoying summer days, complete with a large deck featuring aluminum railing and storage underneath. A double gate allows easy back-alley access for secure ATV or RV parking, and the widened driveway provides extra parking space. The heated and finished garage adds even more value to this turn-key property. With easy access to transit, shopping, and schools, this home truly has it all!