

8910 94 Avenue  
Grande Prairie, Alberta

MLS # A2218447

**\$439,900**

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

**Inclusions:** AC unit, window coverings

Very desirable 2 storey home in Cobblestone. The main floor consists of an office/den, half bath, and open concept kitchen, dining & living room. The focal point of the living room is the gas fireplace flanked by windows. The kitchen has an island, corner pantry & nice tiled backsplash. Off the dining area is access to the large deck with glass railings and gas line for the BBQ. The back yard is a very good size for a city lot and there is a easement behind; plus the towering trees at the back of the lot provide extra privacy. The upper level has a bonus room for extra living space, 3 bedrooms, 2 bathrooms and laundry. The primary bedroom with new paint, walk in closet and nice ensuite. You will love the built in shelving in the bedrooms. This house has central AC to keep you cool during hot summer days and the garage is heated to keep your vehicle warm during our winter deep freezes. The basement provides a great space for your gym and all your storage needs. Outstanding value for this home - check it out today!