

**9402 88 Street  
Grande Prairie, Alberta****MLS # A2221973****\$374,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Check out this gorgeous 3-bedroom, 2.5-bath home in Cobblestone! Sitting on a roomy corner lot, it has amazing curb appeal and is just a short walk to trails, parks, and schools—perfect for families. The bright, open main floor features a modern kitchen with stainless steel appliances, an island, and tons of cabinet space. Cozy up by the gas fireplace in the living room—great for relaxing nights or entertaining friends. Upstairs, you’ll find three spacious bedrooms, including a primary suite with its own ensuite and walk-in closet. Outside, there’s a handy back alley driveway for extra parking and easy access, plus a large powered shed that’s perfect for storage or a workshop. You’re also just minutes from shopping, dining, and everything Grande Prairie has to offer. This one won’t last long—book your private showing today!