

**9434 Willow Drive
Grande Prairie, Alberta**

MLS # A2185577



\$419,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry		

Inclusions: Blinds

Welcome to 9434 Willow Drive, a beautifully maintained 2-storey home in the sought-after Cobblestone neighborhood of Grande Prairie. Built in 2011, this home shows like new and offers 1473 sq ft of above-grade living space, perfect for growing families. Step inside and be greeted by an open and inviting floor plan, featuring updated luxury vinyl plank flooring throughout. The heart of this home is the gorgeous kitchen, boasting a large island, corner pantry, and ample counter space — ideal for culinary creations and entertaining. Cozy up by the gas fireplace in the living room on chilly evenings, or enjoy summer barbecues on the deck in the fenced backyard. Upstairs, you'll find three bedrooms, including a spacious primary suite with a walk-in closet and a private ensuite bathroom. Two additional bedrooms and a full bathroom complete the upper level. Convenient main floor laundry adds to the ease of living in this wonderful home. This home offers incredible value with features like central A/C for year-round comfort and a double attached garage. Situated on a priority snow removal route, you'll enjoy hassle-free winters. Cobblestone is a family-friendly community known for its proximity to excellent schools, parks, and shopping. This home is just steps from Riverstone School and a short distance to various amenities. Don't miss out on this opportunity to own a move-in ready home in a prime location. Contact a Realtor today to schedule a viewing!