

**9517 88 Street  
Grande Prairie, Alberta**

**MLS # A2208256**



**\$389,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,082 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	19-71-5-W6
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Wood Shelving in Garage, Planter on Deck

Beautiful bi-level in Cobblestone with NO REAR NEIGHBORS! Only steps from Riverstone school and close to shopping, parks, playgrounds and more! WELL-MAINTAINED and built by Gordey Homes, offering exceptional quality. Thoughtfully designed with an inviting, wide staircase leading to a bright, open-concept main floor—perfect for family living and entertaining. The impressive kitchen is perfect for anyone who loves to cook, featuring high-end stainless appliances with a brand-new Samsung induction stove (with air fryer), a corner walk-in pantry, stylish backsplash, under-cabinet lighting, and an island with bar seating for casual meals or morning coffee. Adjacent dining area provides direct access to the rear deck and is equipped with a handy gas line for your BBQ, and the spacious living room offers flexibility for any furniture arrangement. The primary bedroom features his-and-hers closets and a private 3-piece ensuite with large shower. A second bedroom and a 4-piece main bathroom complete the main floor. Basement offers a blank canvas for your personal touch and already includes black-out blinds for added privacy. Attached dbl garage is insulated and drywalled with a newer unit heater for year-round comfort. You’ll enjoy a fully fenced and landscaped yard, an oversized deck with aluminum railing and garden box, and paved walking trail right out your backyard. Notable items: new washer/dryer(2022), new mother-board on furnace(2023), new garage unit heater (2023), new induction stove (3 mo.ago) This home is a must-see—offering comfort, convenience, and the perfect location!