

8828 96 Avenue  
Grande Prairie, Alberta

MLS # A2233277



**\$309,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Shed

Welcome to this amazing 2-storey home located in the desirable community of Cobblestone! As you enter, you're greeted by a cozy front living room that leads into a spacious open-concept kitchen featuring upgraded appliances, tile flooring, elegant backsplash, and a central island—perfect for entertaining or family gatherings. The main floor also includes a convenient half bathroom. Upstairs, you'll find three generously sized bedrooms including a primary suite with a large walk-in closet, and a full 4-piece bathroom. The basement is unfinished and ready for your creativity—ideal for adding an extra bedroom, bathroom, home theatre, or bar. Step outside to enjoy a beautifully landscaped and fenced backyard, complete with a large rear deck, 10' x 10' shed for extra storage, and paved rear parking. There's also a charming covered front veranda to relax on. Currently rented until the first week of September 2025, this home will be vacant and ready for possession at that time. Just move in and enjoy or plan your future improvements.