

**8822 96 Avenue
Grande Prairie, Alberta**

MLS # A2268788



\$319,000

Division:	Cobblestone		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,184 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Parking Pad, Rear Drive, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: blinds, shed, A/C unit, tv mount

This beautiful and modern 2-storey half duplex is tucked away in a peaceful part of the city. The main floor features a bright, open layout with a welcoming living room, spacious dining area, and a stylish kitchen complete with a large island, pantry, and plenty of counter space — perfect for entertaining or family meals. A convenient half bath rounds out the main level. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. Another full bathroom serves the additional bedrooms, making it ideal for families or guests. The undeveloped basement is ready for your personal touch — create a rec room, home gym, or extra bedroom to suit your needs. Enjoy cool comfort year-round with central A/C, and take advantage of the concrete parking pad out back for easy off-street parking. A perfect blend of style, functionality, and value — this home is ready to welcome its next owners!