

# \$399,800 - 9017 96 Avenue, Grande Prairie

MLS® #A2205980

**\$399,800**

4 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

A beautifully finished and move-in-ready home in the desirable Cobblestone neighborhood, just steps from Riverstone School! This stylish and well-kept bi-level boasts an inviting sunken living room with high ceilings, setting the stage for a bright and airy feel throughout. The kitchen is a dream with crisp white cabinetry, ample counter space, a pantry, and a spacious dining area overlooking the living room. The master bedroom offers a generous walk-in closet and a private three-piece ensuite. The fully developed basement is warm and welcoming, featuring large windows, a cozy family room with a gas fireplace, a roomy bedroom, a versatile office/gym, a bathroom, laundry, and plenty of storage—including additional space beneath the sunken living room. Thoughtfully designed for comfort and convenience, this home is carpet-free and includes central air conditioning. Outside, the fully fenced and landscaped yard is perfect for enjoying summer days, complete with a large deck featuring aluminum railing and storage underneath. A double gate allows easy back-alley access for secure ATV or RV parking, and the widened driveway provides extra parking space. The heated and finished garage adds even more value to this turn-key property. With easy access to transit, shopping, and schools, this home truly has it all!

Built in 2005



## Essential Information

MLS® #	A2205980
Price	\$399,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,100
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9017 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 1V2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Open Floorplan, Pantry, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped, Lawn, City Lot, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 26th, 2025
Days on Market	41
Zoning	RS

**Listing Details**

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.