

# \$432,000 - 9422 88 Street, Grande Prairie

MLS® #A2232097

**\$432,000**

4 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Fully rented up/down duplex in Cobblestone! A rare find with separate gas and electric meters. 3 beds 1 bath upstairs, 1 bed 1 bath downstairs. An original Dirham build this unit shows its quality throughout. Finished with tile entrances and kitchen backsplashes, upgraded cabinetry in kitchens and bathrooms, low E windows, and on-demand water heaters. Units have separate gas and electricity meters, entrances, heat, laundry and proper parking for both. Both units are currently rented.

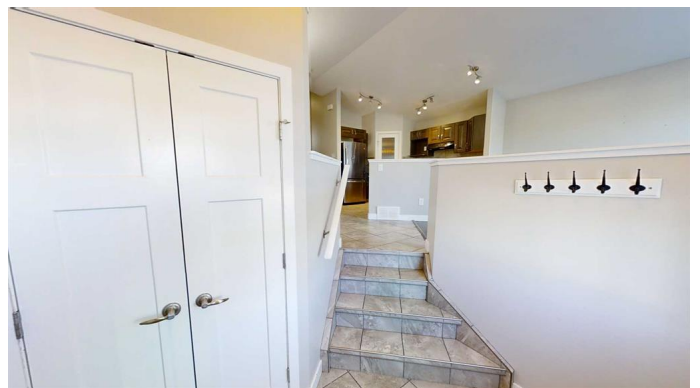
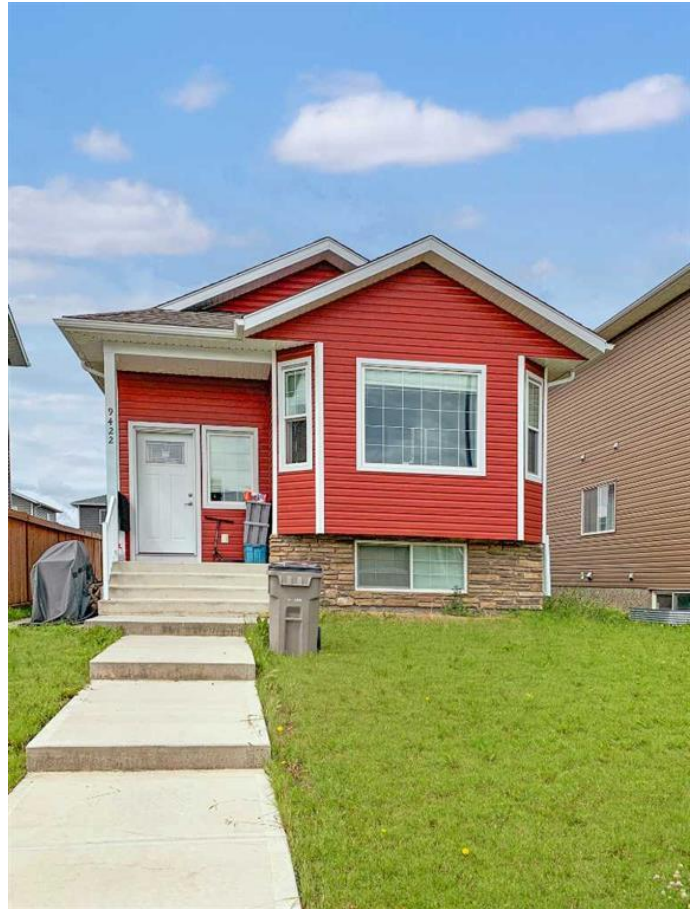
Built in 2013

## Essential Information

MLS® #	A2232097
Price	\$432,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Up/Down
Status	Active

## Community Information

Address 9422 88 Street



Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0H2

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Shared Driveway

### Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water
Appliances	See Remarks, Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None, Other
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	56
Zoning	RS

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.