

# \$319,900 - 8828 96 Avenue, Grande Prairie

MLS® #A2233277

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.07 Acres

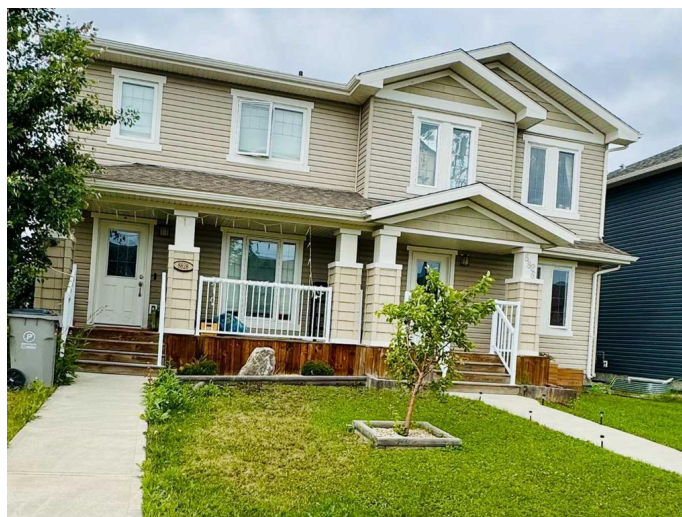
Cobblestone., Grande Prairie, Alberta

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.

Built in 2014

## Essential Information

MLS® #	A2233277
Price	\$319,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	8828 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N3

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	14
Zoning	RS

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.