

\$399,900 - 9017 96 Avenue, Grande Prairie

MLS® #A2205980

\$399,900

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 | \$399,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,100 |
| Acres | 0.10 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| 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 | Laminate Counters, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, Mantle |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 35 |
| Zoning | RS |

Listing Details

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

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