

# \$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	Gas, Mantle, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	28
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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