



8852 96 Avenue
Grande Prairie, Alberta

MLS # GP214022



\$339,800

Division:	Cobblestone		
Type:	House		
Style:	2 Storey		
Size:	1,653 sq.ft.	Age:	2014 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Possession:	Negotiable		
Garage:	-		
Driveway:	Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 3,992
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds & Window Coverings

Perfect family home walking distance to children's park & elementary school. Open floor plan features living room with gas fireplace. Then head to the kitchen with plenty of cupboard & counter space, stainless steel appliances, island with eating bar plus a spacious dining area. There is also a half bath and access to the rear deck and parking pad so you don't have far to haul your groceries. Upstairs you will find the large master bedroom complete with a walk in closet and ensuite. There are also 2 more bedrooms, a full bathroom as well as upstairs laundry for your convenience. Basement is left open to your imagination - rec room, man cave, bedrooms, it's up to you. Home has alley access with a raised garage pad in the rear ready to build your garage on.