



**8938 94 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2147821**



**\$476,800**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Jetted Tub, Kitchen Island, See Remarks		

**Inclusions:** GARAGE HEATER AND A/C

THIS LARGE HOME HAS IT ALL ! NO REAR NEIGHBOURS BACKING ONTO PARK AND GREEN SPACE IN COBBLESTONE ! UPSCALE HOME HAS A/C AND HEATED GARAGE, LARGE SUN DECK TO WATCH YOUR KIDS AT THE PARK , LANDSCAPED AND FENCED YARD AND SO MUCH MORE. SOON AS YOU ENTER THE LARGE ENTRY WAY YOU FINE THE STAIRWELL FEATURE, TILE AND HARDWOOD, BEAUTIFUL CHARCOAL CABINETS AND BLACK PEARL GRANITE COUNTERTOPS. LARGE OPEN GREAT ROOM, LARGE KITCHEN WITH EAT UP ISLAND, STAINLESS STEEL APPLIANCES AND OPEN TO LARGE DINING ROOM AND SPACIOUS LIVING ROOM WITH LARGE WINDOWS, STONE FIREPLACE FEATURE AND ACCESS TO BACK YARD AND BBQ DECK. UPSTAIRS IS JUST AWESOME FEATURING A LARGE BONUS ROOM TO TAKE ON THE TOYS ! 2 LARGE BEDROOMS, FULL BATHROOM, UPSTAIRS LAUNDRY AND PRIMARY ROOM THAT IS SURE TO IMPRESS ! MASTER SUITE HAS WALK IN CLOSET, 5 PIECE ENSUITE WITH SOAKER TUB, GLASS SHOWER AND DOUBLE VANITY . HEATED GARAGE, LOTS OF PARKING, QUIET STREET CLOSE TO RIVERSTONE SCHOOL, PARKS, TRAILS, AMENITIES AND 5MIN FROM DOWNTOWN