



**8958 95 Avenue**  
**Grande Prairie, Alberta**

**MLS # A2169398**



**\$499,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,144 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s)

**Inclusions:** N/A

Amazing Family Home! Great Location! Immaculate! Welcome to this 6 bedroom (4 BEDS UP) with 4 Bathrooms 2 Storey located in the quiet community of Cobblestone . Across the street from a park & playground and turn key ready, this gorgeous family home is a must see! The foyer welcomes you in and immediately to your right is an office/flex room and an open hallway that leads to main floor laundry and access to the double attached garage. The open concept main floor greets you with beaming natural light throughout. An inviting bright living room and immaculate kitchen complete with stainless steel appliances, custom dark maple cabinets, and large dining space overlooking privately fenced fully landscaped yard. Upstairs you will find a bright and open bonus room, large master bedroom including a beautiful en-suite with soaker tub, double wide shower and a good sized walk in closet , the three additional bedrooms that are a great size, perfect for a growing family, and a full bathroom. The fully developed basement has an addition living/rec room, two additional bedrooms, four piece bathroom, and storage/utility room. The fully fenced and landscaped back yard has a patio to enjoy and plenty of space for a garden ,play area, or whatever fits your needs. This home is completed with a double attached insulated garage with lots of built in shelving for all of your extra storage needs. This ideal family home is ready for its new owners to grow and make memories with. Call today to book a chance to see it for yourself!!