

# \$439,900 - 8910 94 Avenue, Grande Prairie

MLS® #A2218447

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,705 sqft

Residential on 0.11 Acres

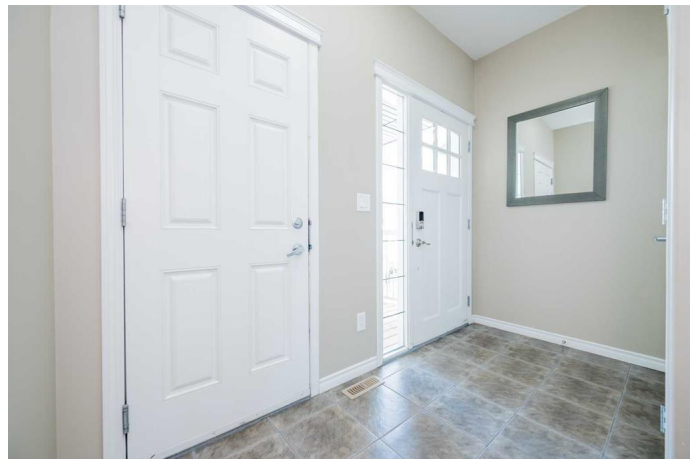
Cobblestone., Grande Prairie, Alberta

Very desirable 2 storey home in Cobblestone. The main floor consists of an office/den, half bath, and open concept kitchen, dining & living room. The focal point of the living room is the gas fireplace flanked by windows. The kitchen has an island, corner pantry & nice tiled backsplash. Off the dining area is access to the large deck with glass railings and gas line for the BBQ. The back yard is a very good size for a city lot and there is a easement behind; plus the towering trees at the back of the lot provide extra privacy. The upper level has a bonus room for extra living space, 3 bedrooms, 2 bathrooms and laundry. The primary bedroom with new paint, walk in closet and nice ensuite. You will love the built in shelving in the bedrooms. This house has central AC to keep you cool during hot summer days and the garage is heated to keep your vehicle warm during our winter deep freezes. The basement provides a great space for your gym and all your storage needs. Outstanding value for this home - check it out today!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2218447  |
| Price     | \$439,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,705       |
| Acres          | 0.11        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8910 94 Avenue |
| Subdivision | Cobblestone.   |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X0M3         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | High Efficiency, Forced Air, Natural Gas         |
| Cooling           | Central Air                                      |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room                                 |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                         |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | City Lot, Landscaped     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 9th, 2025  
Days on Market            6  
Zoning                      RS

**Listing Details**

Listing Office              RE/MAX Grande Prairie

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