DON'T GAMBLE WITH YOUR HOME.

RE/MAX **JACK**

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9430 88 Street
Grande Prairie, Alberta

MLS # A2171309

$349,000

Division:	Cobblestone
Type:	Residential/House
Style:	2 Storey
Size:	1,616 sq.ft.
Age:	2013 (11 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad
Lot Size:	0.09 Acre
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	RS
Foundation:	Poured Concrete	**Utilities:**	-

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water

Inclusions: N/A

Welcome to Cobblestone a very family friendly neighborhood complete with great schools, new grocery store around the corner and lots of shopping so you don’t have to venture too far to get what you need for your family. This 2013 home offers Four Bedrooms plus a large bonus Room, Upstairs Laundry and a great master with walk in closet and ensuite.   This Dirham Home is a Miranda II with generous square footage and high ceilings.   As soon as you enter in you will appreciate the open concept plan featuring an oversized living/family room leading into your kitchen featuring a large island, dining space, coffee nook, pantry and loads of cabinet space. There is a handy 2 piece bath on this level near the back entrance, that leads to the back deck with newly fenced yard, back alley access and parking pad with space to add a garage.   Upstairs offers the primary bedroom, two more generous sized bedrooms with upstairs laundry. Primary suite has ensuite and large walk in closet. Head down stairs and the sellers have added a 4th bedroom and partially finished the space ready to complete as your buyers wish without breaking the bank!   (new fence 2022, fresh paint, tankless hot water) Call your favorite agent today to book your private showing!