

# \$424,900 - 8836 96 Avenue, Grande Prairie

MLS® #A2226912

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

A beautiful home with detached garage and mortgage helper basement suite! Located on a corner lot in a quiet area of Cobblestone is this beautiful home featuring a bright and open main floor with a spacious living room, kitchen and dining area. Up a few stairs are 3 bedrooms and a large washroom with secondary access to the primary bedroom. Downstairs the basement suite has bright grade level living space with a large kitchen and big dining/living room space. Down a few stairs is a bedroom, bath and a den perfect for an at home office. Outside, the yard is fenced and has a huge deck area. There is also the great 24x24 detached garage, insulated and finished with OSB walls. Contact your favorite real estate professional to book a private viewing today!

Built in 2014

## Essential Information

MLS® #	A2226912
Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.10
Year Built	2014
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	8836 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	1
Zoning	RS

### Listing Details

Listing Office	Royal LePage - The Realty Group
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