

**8921 95 Avenue
Grande Prairie, Alberta**

MLS # A2161967



\$399,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,219 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: Dishwasher Sold As/Is

Beautifully maintained bungalow in Cobblestone with fantastic curb appeal and a charming covered front deck. The tiled entryway leads to a spacious laundry room, conveniently located off the garage entrance, and a walk-through pantry. The open floor plan features vaulted ceilings and large windows, creating a bright and airy atmosphere. The kitchen boasts maple cabinets, high-end stainless steel appliances, and a large island perfect for cooking and entertaining. The master bedroom includes a walk-in closet and a luxurious ensuite with a 4' shower and a large soaker tub. The living room is warm and inviting, centered around a gas fireplace. The basement is 60% finished and includes a third bedroom, a bathroom, a media room fully wired for components and speakers, and a rec room ready for a wet bar. Both rooms feature pot lights with dimmer switches for customized lighting. Enjoy the convenience of hot water on demand and a 22x24 finished, heated garage. The large deck off the dining room opens to a fully fenced and landscaped yard, backing onto green space. This home is ideally situated next to a children's park and within walking distance of a future school site and other amenities.