

**9102 Willow Drive  
Grande Prairie, Alberta**

**MLS # A2186885**



**\$419,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone            |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,450 sq.ft.           | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.10 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot               |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RS

**Utilities:** -

**Inclusions:** NONE

This stunning open-concept, two-story home is sure to impress! Boasting 1,462 sqft of thoughtfully designed living space, it's perfectly situated across from an elementary school, making it an ideal family home. The main floor features a spacious open layout with rich dark laminate flooring, a large dining area, and a modern kitchen complete with espresso cabinets and all new stainless steel appliances. The large island boasts great storage as well as being moveable! The living room features a stylish and cozy gas fireplace. From the dining area you can access the large spacious deck, complete with a gas line for your BBQ. Upstairs, you'll find three generously sized bedrooms, including the master suite, which offers a spacious ensuite bathroom and a walk-in closet. The basement is unfinished and ready for your personal touches. Additional highlights include main-floor laundry and half-bath, a heated garage with great storage options and a work bench, hot and cold exterior water taps, and a fully landscaped, fenced yard. This home has been well cared for and it shows, also the hot water tank is new plus the furnace and fireplace have recently been serviced! Move-in ready, this home is perfect for families seeking a modern, clean, and spacious place to call their own!