

# \$469,900 - 8930 95 Avenue, Grande Prairie

MLS® #A2215469

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

Gorgeous fully developed home located on a quiet street directly across from a park and just two blocks from an elementary school, this beautifully maintained home sits in the heart of the desirable family-friendly neighborhood of Cobblestone. Step into a spacious, tiled front entry that opens to a bright and airy main floor featuring vaulted ceilings, rich two-tone espresso cabinetry, stainless steel appliances, and a central island with raised eating bar—perfect for entertaining. The generous dining nook leads to a covered patio with natural gas hookup and a lower 12' x 16' patio, all overlooking a fully fenced, landscaped backyard that offers exceptional privacy thanks to a mature row of trees along the rear fence line. The cozy main floor living room boasts a gas fireplace, large picture window, and stylish laminate flooring throughout. Two well-sized bedrooms and a full main bath are also found on the main level. The private primary suite is located above the garage and includes a walk-in closet and ensuite with a spacious 5' shower. The fully developed basement adds even more living space with a 4th bedroom, 3rd full bath featuring a large tiled shower, a spacious rec room with built-in speakers, a wet bar, and an eye-catching feature wall. The attached garage is finished and painted, offering both functionality and curb appeal. Don't miss your chance to own this move-in-ready gem in one of the City's top neighborhoods!



Built in 2010

## Essential Information

MLS® #	A2215469
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	8930 95 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0G9

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, See Remarks, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	4
Zoning	RS

## Listing Details

Listing Office	RE/MAX Grande Prairie
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