

# \$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 | 5                |
| Zoning         | RS               |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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