

**9526 Willow Drive  
Grande Prairie, Alberta**

**MLS # A2247406**



**\$509,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Cobblestone                           |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 2 Storey                              |               |                   |
| <b>Size:</b>     | 1,666 sq.ft.                          | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 4                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Lawn |               |                   |

|                    |                                                                                                                                                                    |                   |    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                           | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Built in Vacuum and Attachments                                                                                                                                    |                   |    |

Don't miss your chance to own this beautifully renovated and fully developed home, offering 4 spacious bedrooms and 3.5 bathrooms—perfect for comfortable family living! This stunning property showcases exceptional custom craftsmanship throughout, inside and out. The backyard is a true retreat, featuring a custom two-tier deck with built-in electrical outlets (including one for a hot tub), a private yard with a French drain by mature cedar trees, a soaker hose for easy maintenance, a brand-new custom fence, a shed, and a newly built front landing with stairs. Step inside to an open-concept layout ideal for entertaining, with a generous kitchen and dining area. The kitchen is upgraded with new countertops, a stylish backsplash, and a brand-new stove. Fresh interior paint brings new life to every room. The primary suite is a luxurious escape, complete with a jacuzzi tub, a walk-in closet fitted with a custom organizer, and elegant finishes. Modern light fixtures throughout the home add a touch of sophistication. Both main and upper-level bathrooms have been beautifully renovated. New flooring flows throughout the main and upper levels, and a striking custom ceiling feature adds character and charm. The spacious bonus room is enhanced by an elegant fireplace—perfect for cozy evenings. Additional upgrades include a hot water tank (2019), regularly maintained furnace, and plenty of parking. Conveniently located close to schools, shopping, and transit. This one-of-a-kind home truly stands out—book your private viewing today and get ready to make this exceptional property your own!