

8969 96 Avenue  
Grande Prairie, Alberta

MLS # A2326288



**\$619,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,261 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Kitchen Island, No Smoking Home, Sump Pump(s)

**Inclusions:** NA

Better than new , PRISTINE ,FULLY DEVELOPED TWO STOREY Pride of ownership shines brightly in this well-kept, fully developed 6-bedroom home featuring 4 bedrooms plus a bonus room upstairs. Just added brand new carpet throughout, central air conditioning, and a hot water tank replaced in 2025. If you need more space or have a large family, the search ends here. The main floor offers a large open-concept layout with a generous kitchen showcasing stainless steel appliances, island , WI pantry and flowing into a spacious dining area with deck access and an open connection to the living room. A cozy library/den tucked off the main floor is the perfect spot for quiet reading or a home office, and there's a half bath to round out the main level. Upstairs, you'll find a generous bonus room, upstairs laundry, and 4 bedrooms &mdash; including a spa-like primary suite with a soaker tub, an oversized glass shower enclosed on two sides, and a large walk-in closet. A 4-piece bathroom serves the remaining 3 bedrooms, giving everyone plenty of space and privacy. The fully finished basement adds even more living space with a large yet cozy family room, 2 additional bedrooms, a full bathroom, and abundant storage. Outside, a great privacy wall creates a peaceful, secluded yard with plenty of room for kids to play or for entertaining guests. This home is conveniently located close to schools, shopping, and on a bus route. This home is Meticulous and very well maintained. This one's a must-see &mdash; book your showing today!