

\$389,900 - 9517 88 Street, Grande Prairie

MLS® #A2208256

\$389,900

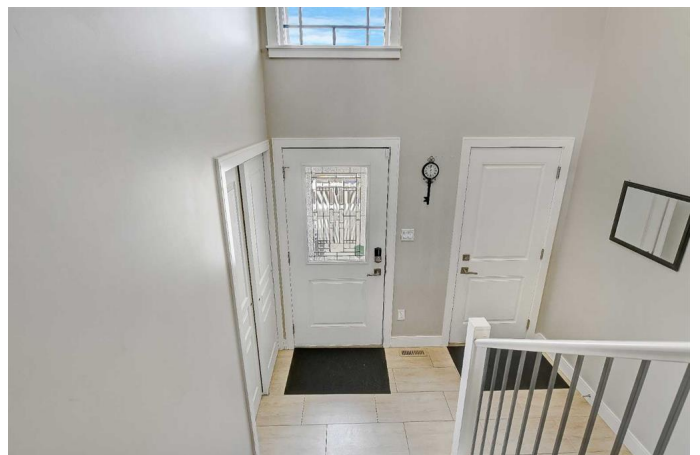
2 Bedroom, 2.00 Bathroom, 1,082 sqft
Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Beautiful bi-level in Cobblestone with NO REAR NEIGHBORS! Only steps from Riverstone school and close to shopping, parks, playgrounds and more!

WELL-MAINTAINED and built by Gordey Homes, offering exceptional quality.

Thoughtfully designed with an inviting, wide staircase leading to a bright, open-concept main floor—perfect for family living and entertaining. The impressive kitchen is perfect for anyone who loves to cook, featuring high-end stainless appliances with a brand-new Samsung induction stove(with air fryer), a corner walk-in pantry, stylish backsplash, under-cabinet lighting, and an island with bar seating for casual meals or morning coffee. Adjacent dining area provides direct access to the rear deck and is equipped with a handy gas line for your BBQ, and the spacious living room offers flexibility for any furniture arrangement. The primary bedroom features his-and-hers closets and a private 3-piece ensuite with large shower. A second bedroom and a 4-piece main bathroom complete the main floor. Basement offers a blank canvas for your personal touch and already includes black-out blinds for added privacy. Attached dbl garage is insulated and drywalled with a newer unit heater for year-round comfort. You™ll enjoy a fully fenced and landscaped yard, an oversized deck with aluminum railing and garden box, and paved walking trail right out your backyard. Notable items: new



washer/dryer(2022), new mother-board on furnace(2023), new garage unit heater (2023), new induction stove (3 mo.ago) This home is a must-see offering comfort, convenience, and the perfect location!

Built in 2014

Essential Information

MLS® #	A2208256
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9517 88 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N3

Amenities

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

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	12
Zoning	RS

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.