

# \$434,900 - 8926 94 Avenue, Grande Prairie

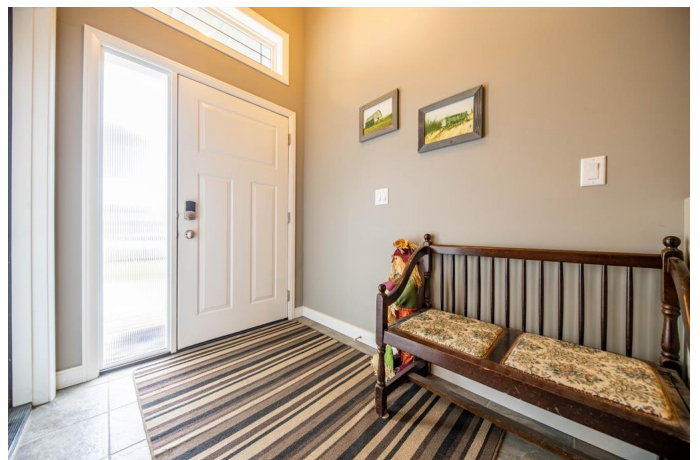
MLS® #A2228698

**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,317 sqft  
Residential on 0.12 Acres

Cobblestone., Grande Prairie, Alberta

Step into this beautifully maintained 1,317 sq ft gem – a perfect blend of comfort, style, and functionality, tailored for families and those ready to start their next chapter. With 3 spacious bedrooms and 2 full bathrooms, this home offers all the space you need to grow, gather, and make lasting memories. The inviting master suite is your personal retreat, featuring a perfectly sized walk-in closet and a private ensuite with a spacious, glass-enclosed shower – the ideal place to refresh after a long day. In the heart of the home, you'll find a bright and modern kitchen with sleek quartz countertops, pristine, well-cared-for appliances, and ample cabinetry to keep everything beautifully organized. Whether you're whipping up a quick breakfast or hosting weekend brunch, this kitchen is ready to handle it all. Hardwood and tile floors span the main level, adding timeless charm and easy maintenance throughout. Just beyond the living space, step onto your covered deck – a cozy spot to enjoy your morning coffee or evening breeze – all while taking in the view of your meticulously manicured yard. And best of all? Your backyard connects directly to the neighbourhood park, offering a seamless extension of your outdoor living space. This isn't just a house – it's the place where new traditions will begin, where kids will play, and where you'll feel right at home from the moment you walk in the door. Although we currently have an accepted offer,



we want a backup offer in case the financing  
for the initial offer does not go through.

Built in 2013

### Essential Information

MLS® #	A2228698
Price	\$434,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,317
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	8926 94 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0M3

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	13
Zoning	RS

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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