

\$319,000 - 8822 96 Avenue, Grande Prairie

MLS® #A2268788

\$319,000

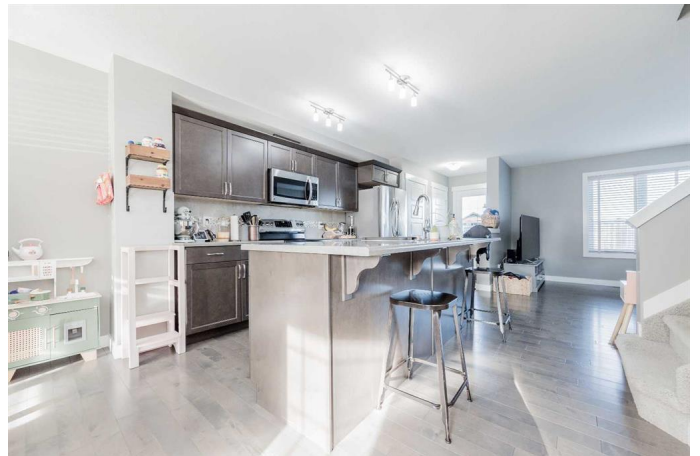
3 Bedroom, 3.00 Bathroom, 1,184 sqft
Residential on 0.07 Acres

Cobblestone., Grande Prairie, Alberta

This beautiful and modern 2-storey half duplex is tucked away in a peaceful part of the city. The main floor features a bright, open layout with a welcoming living room, spacious dining area, and a stylish kitchen complete with a large island, pantry, and plenty of counter space – perfect for entertaining or family meals. A convenient half bath rounds out the main level.

Upstairs, you’ll find three comfortable bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. Another full bathroom serves the additional bedrooms, making it ideal for families or guests.

The undeveloped basement is ready for your personal touch – create a rec room, home gym, or extra bedroom to suit your needs. Enjoy cool comfort year-round with central A/C, and take advantage of the concrete parking pad out back for easy off-street parking. A perfect blend of style, functionality, and value – this home is ready to welcome its next owners!



Built in 2014

Essential Information

MLS® #	A2268788
Price	\$319,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,184
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8822 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0N3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Parking Pad, Rear Drive, Side By Side

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed November 4th, 2025

Days on Market 6

Zoning RC

Listing Details

Listing Office RE/MAX Grande Prairie



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.