

\$435,900 - 9422 88 Street, Grande Prairie

MLS® #A2232097

\$435,900

4 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Fully rented up/down duplex in Cobblestone! A rare find with separate gas and electric meters. 3 beds 1 bath upstairs, 1 bed 1 bath downstairs. An original Dirham build this unit shows its quality throughout. Finished with tile entrances and kitchen backsplashes, upgraded cabinetry in kitchens and bathrooms, low E windows, and on-demand water heaters. Units have separate gas and electricity meters, entrances, heat, laundry and proper parking for both. Both units are currently rented.

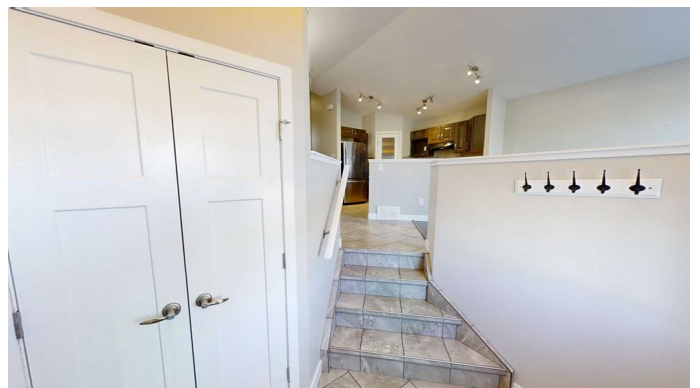
Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2232097 |
| Price | \$435,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,483 |
| Acres | 0.09 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Up/Down, 4 Level Split |
| Status | Active |

Community Information

Address 9422 88 Street



| | |
|-------------|----------------|
| Subdivision | Cobblestone. |
| City | Grande Prairie |
| County | Grande Prairie |
| Province | Alberta |
| Postal Code | T8X 0H2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad, Shared Driveway |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water |
| Appliances | Other, See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | None, Other |
| Lot Description | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 23 |
| Zoning | RS |

Listing Details

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

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