# \$445,000 - 9506 Willow Drive, Grande Prairie

MLS® #A2264615

# \$445,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

Immaculate 1550 sq. ft. Open-Concept Home â€" Move-In Ready!

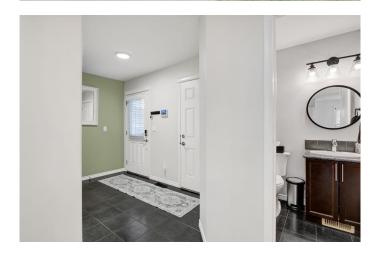
This like-new 2-storey home has been exceptionally maintained and upgraded throughout. The spacious kitchen features dark cabinetry, a corner pantry, charcoal tile backsplash, center island, and stainless steel appliances. The dining area offers access to a south-facing backyard through sliding patio doors. Bright and inviting living room with large windows, a gas fireplace, and a main floor office/den.

Upstairs includes three large bedrooms with built-in shelving and generous closets. The primary suite offers a full ensuite complete with dual sinks, a jetted tub, and a separate shower.

Recent upgrades include new flooring in the living room, den, and two bedrooms, fresh paint throughout, and updated light fixtures. Additional features include central air conditioning, heated garage with new man door and window, and a new deck in the fully landscaped yard. Rear alley access provides RV parking and convenient yard entry. Excellent location with a mailbox across the street, bus stop nearby, and a school just two blocks away. This home shows pride of ownership and is truly move-in ready. Easy to show – book your private viewing today!







Built in 2011

## **Essential Information**

MLS® # A2264615 Price \$445,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,550 Acres 0.10 Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 9506 Willow Drive

Subdivision Cobblestone.
City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8X 0G9

#### **Amenities**

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Driveway, Front Drive,

Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

# of Garages 2

## Interior

Interior Features Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Laminate

Counters, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Storage, Rain Gutters

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

## **Additional Information**

Date Listed October 17th, 2025

Days on Market 13
Zoning RS

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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