

# \$419,900 - 9458 Willow Drive, Grande Prairie

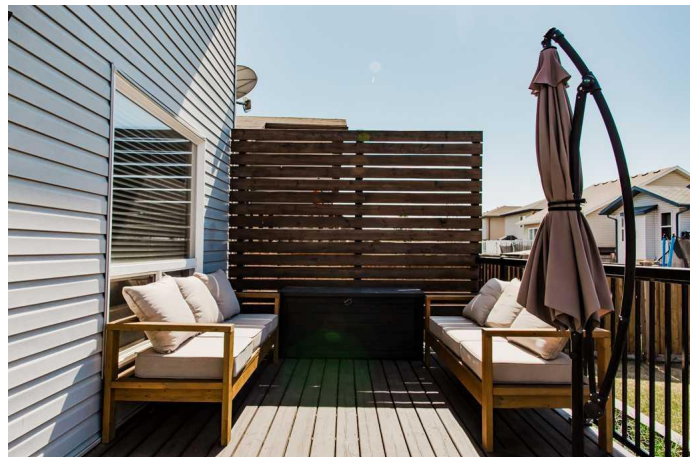
MLS® #A2217184

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,448 sqft  
Residential on 0.12 Acres

Cobblestone., Grande Prairie, Alberta

This beautifully updated 1,448 sq ft two-story home offers the perfect combination of modern upgrades, functional design, and an ideal location for families seeking value and comfort and the current owner has kept the home smoke and pet-free! Built-in 2008 and meticulously maintained, this 3-bedroom, 2.5-bath home features a refreshed kitchen with new cabinet doors and drawer fronts, updated countertops, and stylish tile backsplash in both the kitchen and bathrooms. Stainless steel appliances and a walk-in pantry add practicality to the open-concept main floor, where the kitchen, dining, and living areas flow seamlessly, anchored by a cozy gas fireplace. The main floor also includes a cozy gas fireplace, a half bath and a laundry room complete with a 2 year old washer and dryer and added storage cabinetry. Upstairs, the spacious primary bedroom boasts a 9' walk-in closet and an ensuite with an updated vanity and shower, while two additional generously sized bedrooms share a full 4-piece bath. Enjoy year-round comfort with central air conditioning and a heated 22'x24' attached insulated and drywalled garage, complete with built-in shelves, a workbench, water tap, and an extra-wide driveway. Outdoor living shines with a massive 23' wide deck featuring a privacy wall and raised garden boxes, plus a fully fenced, extra-wide backyard with a 6' wood privacy fence, fire pit, and storage shed a few years ago trees were added for extra shade and privacy. The unfinished basement



is ready for your personal touch and the hot water heater was upgraded to a 50Gal in 2020. Located directly across from Riverstone School and close to parks, shopping, and amenities, this move-in-ready home checks every box for modern northern Alberta living. This super clean home shows well and has been loved by the current owners and we know you will love it too!

Built in 2008

### **Essential Information**

MLS® #	A2217184
Price	\$419,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,448
Acres	0.12
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	9458 Willow Drive
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0G9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated, Parking Pad, Additional Parking, Concrete Driveway, Garage Faces Front, Heated Garage

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Private Yard, Fire Pit

Lot Description Treed, Garden, Lawn, Private

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 3rd, 2025

Days on Market 9

Zoning rs

### Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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