

\$474,900 - 9526 Willow Drive, Grande Prairie

MLS® #A2261874

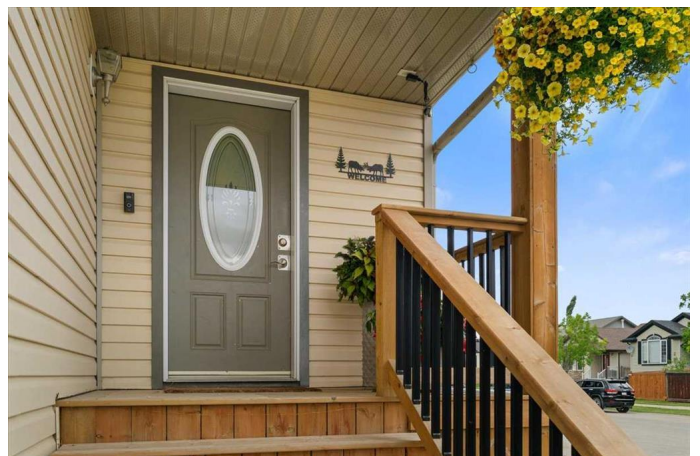
\$474,900

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Don't miss this incredible opportunity to own a beautifully renovated, fully developed home featuring 4 spacious bedrooms and 3.5 bathrooms—ideal for comfortable and stylish family living. From the moment you arrive, you'll notice the exceptional custom craftsmanship throughout, both inside and out. The backyard is a private oasis, complete with a custom two-tier deck outfitted with built-in electrical outlets (including one for a hot tub), a French drain near mature cedar trees, a convenient soaker hose for easy maintenance, a brand-new custom fence, a storage shed, and a newly constructed front landing with stairs. Inside, you'll love the open-concept layout—perfect for entertaining. The spacious kitchen and dining area have been upgraded with new countertops, a modern backsplash, and a brand-new stove. Fresh paint brightens every room, while new flooring adds warmth and continuity throughout the main and upper levels. The luxurious primary suite features a relaxing jacuzzi tub, a walk-in closet with a custom organizer, and tasteful, high-end finishes. Bathrooms on both the main and upper levels have been beautifully updated, and contemporary light fixtures add a touch of sophistication throughout the home. Upstairs, the large bonus room provides an inviting space to unwind, complete with an elegant fireplace. A unique custom ceiling detail adds character and charm to the home's overall design. Additional highlights include a newer hot water tank (2019), a well-maintained



furnace, and ample parking. Conveniently located close to schools, shopping, and public transit. As an added bonus you'll be joining a fantastic neighbourhood with amazing neighbours!

This one-of-a-kind property truly has it all. Book your private showing today and get ready to fall in love with your new home!

Built in 2007

Essential Information

MLS® #	A2261874
Price	\$474,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.09
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9526 Willow Drive
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0C6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	8
Zoning	RS

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.