

\$319,900 - 8816 96 Avenue, Grande Prairie

MLS® #A2265870

\$319,900

3 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.07 Acres

Cobblestone., Grande Prairie, Alberta

Welcome to this bright and spacious 2-storey duplex/townhome offering the perfect blend of comfort and convenience! The main floor features a generous living room, open-concept dining area, and a modern kitchen complete with an island and stainless-steel appliances – including a brand-new fridge, brand-new stove with convection and air-fryer settings, a 2-month-old microwave range hood, and a 4-month-old dishwasher.

The home has been freshly and professionally painted throughout, giving it a clean, modern feel that's move-in ready.

Upstairs, you'll find three bedrooms and two full bathrooms, providing plenty of space for family or guests. The unfinished basement is a blank canvas ready for your personal touch – whether that's a home gym, rec room, or extra living area.

Enjoy the paved rear-lane parking and a convenient layout that suits both first-time buyers and investors alike. A well-maintained property offering modern updates and excellent value!

Built in 2014

Essential Information

MLS® # A2265870

Price \$319,900

Bedrooms 3

Bathrooms 3.00



Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8816 96 Avenue
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0N3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	2
Zoning	RC

Listing Details

Listing Office	eXp Realty
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