

**9427 Willow Drive
Grande Prairie, Alberta**

MLS # A2247661

\$449,900



Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,187 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Controls

Nestled in the sought-after community of Cobblestone, this thoughtfully designed modified bi-level offers a rare combination of elegance, functionality, and location. Positioned beside an easement boasting gorgeous curb appeal and backing onto a park & green space, this residence provides a sense of privacy and serenity, with no rear neighbours and a school just moments away. The open-concept main floor is both inviting and stylish with a welcoming tiled entry with a coat closet and featuring a sunlit living room with a gas fireplace surrounded by built in shelving. A well-appointed kitchen with a central island, stainless steel appliances, and a corner pantry, paired with a spacious dining area with seamless access to the rear deck are perfect for entertaining. A main-floor bedroom and powder room offer added convenience. The private primary suite, located above the garage is complete with a walk-in closet and a 4-piece ensuite with an added linen closet. The fully developed lower level extends the living space with two additional bedrooms, a full bathroom, and a secondary living area hosting a wet bar ideal for guests or family relaxation. Outside, the fully fenced and landscaped yard opens directly onto the park, creating a peaceful backdrop for outdoor living. Additional features include a heated double attached garage with epoxy floors, low-voltage exterior lighting on a timer, and clever under-stair storage in the front. A truly exceptional home in an unbeatable location. Book your showing today!