

\$449,900 - 9427 Willow Drive, Grande Prairie

MLS® #A2247661

\$449,900

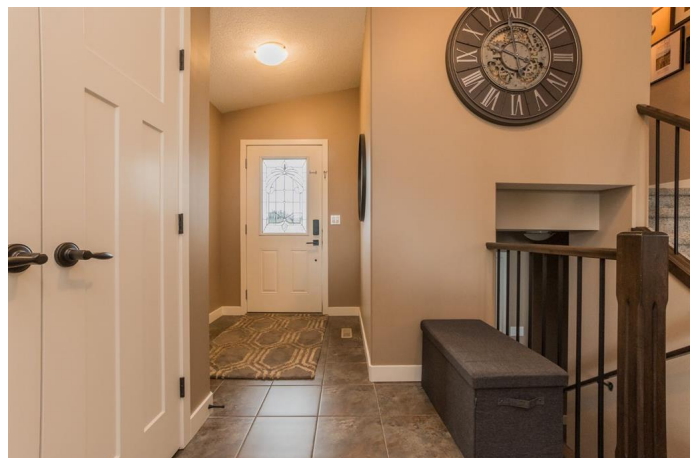
4 Bedroom, 3.00 Bathroom, 1,187 sqft

Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

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 & a 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.Â Book your showing today!

Built in 2011

Essential Information

MLS® #	A2247661
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,187
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	9427 Willow Drive
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0G9

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	11
Zoning	RS

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

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.