

\$445,000 - 9506 Willow Drive, Grande Prairie

MLS® #A2264615

\$445,000

3 Bedroom, 3.00 Bathroom, 1,550 sqft
Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

Immaculate 1550 sq. ft. Open-Concept Home
â€œ Move-In Ready!

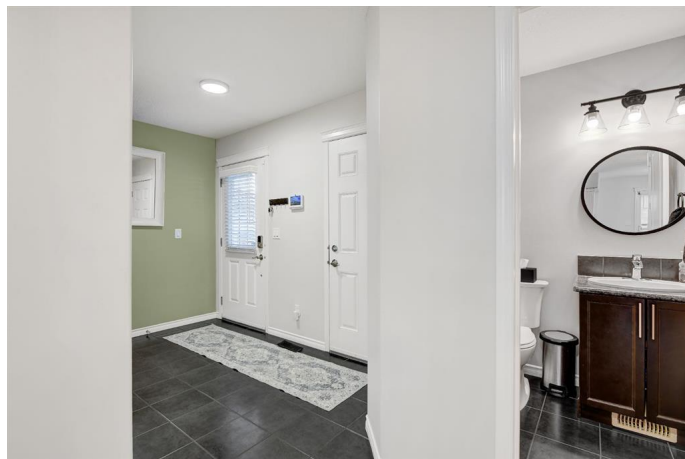
This like-new 2-storey home has been exceptionally maintained and upgraded throughout. The spacious kitchen features dark cabinetry, a corner pantry, charcoal tile backsplash, center island, and stainless steel appliances. The dining area offers access to a south-facing backyard through sliding patio doors. Bright and inviting living room with large windows, a gas fireplace, and a main floor office/den.

Upstairs includes three large bedrooms with built-in shelving and generous closets. The primary suite offers a full ensuite complete with dual sinks, a jetted tub, and a separate shower.

Recent upgrades include new flooring in the living room, den, and two bedrooms, fresh paint throughout, and updated light fixtures. Additional features include central air conditioning, heated garage with new man door and window, and a new deck in the fully landscaped yard. Rear alley access provides RV parking and convenient yard entry.

Excellent location with a mailbox across the street, bus stop nearby, and a school just two blocks away. This home shows pride of ownership and is truly move-in ready. Easy to show â€œ book your private viewing today!

Built in 2011



Essential Information

MLS® #	A2264615
Price	\$445,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.10
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9506 Willow Drive
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0G9

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Jetted Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Storage, Rain Gutters
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof Asphalt Shingle
Construction Brick, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025
Days on Market 4
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.