

\$509,900 - 9526 Willow Drive, Grande Prairie

MLS® #A2247406

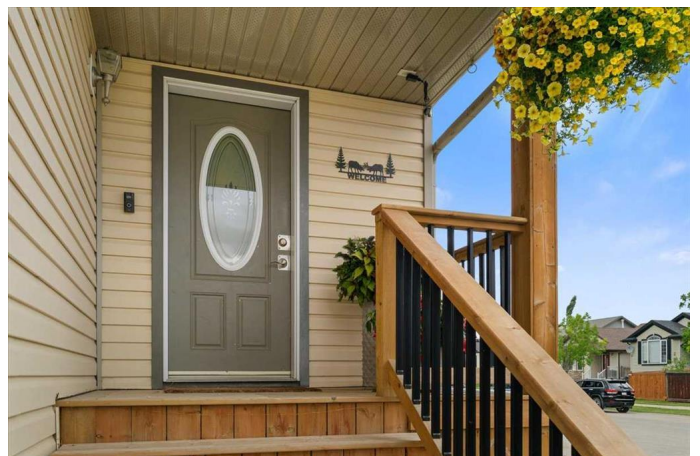
\$509,900

4 Bedroom, 4.00 Bathroom, 1,666 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Don't miss your chance to own this beautifully renovated and fully developed home, offering 4 spacious bedrooms and 3.5 bathrooms—perfect for comfortable family living! This stunning property showcases exceptional custom craftsmanship throughout, inside and out. The backyard is a true retreat, featuring a custom two-tier deck with built-in electrical outlets (including one for a hot tub), a private yard with a French drain by mature cedar trees, a soaker hose for easy maintenance, a brand-new custom fence, a shed, and a newly built front landing with stairs. Step inside to an open-concept layout ideal for entertaining, with a generous kitchen and dining area. The kitchen is upgraded with new countertops, a stylish backsplash, and a brand-new stove. Fresh interior paint brings new life to every room. The primary suite is a luxurious escape, complete with a jacuzzi tub, a walk-in closet fitted with a custom organizer, and elegant finishes. Modern light fixtures throughout the home add a touch of sophistication. Both main and upper-level bathrooms have been beautifully renovated. New flooring flows throughout the main and upper levels, and a striking custom ceiling feature adds character and charm. The spacious bonus room is enhanced by an elegant fireplace—perfect for cozy evenings. Additional upgrades include a hot water tank (2019), regularly maintained furnace, and plenty of parking. Conveniently located close to schools, shopping, and transit. This



one-of-a-kind home truly stands outâ€”book your private viewing today and get ready to make this exceptional property your own!

Built in 2007

Essential Information

MLS® #	A2247406
Price	\$509,900
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, Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Fireplace(s), Forced Air, Natural Gas
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, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	28
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.