

# \$529,900 - 9526 Willow Drive, Grande Prairie

MLS® #A2247406

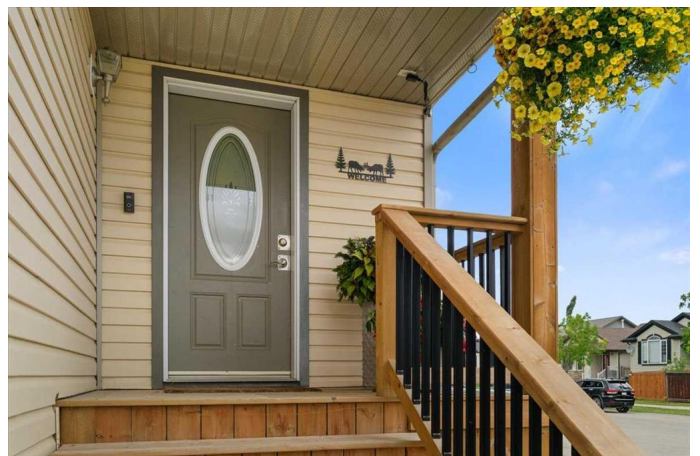
**\$529,900**

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          | \$529,900   |
| 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 | 11               |
| Zoning         | RS               |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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