

# \$432,000 - 9422 88 Street, Grande Prairie

MLS® #A2232097

**\$432,000**

4 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.09 Acres

Cobblestone., Grande Prairie, Alberta

Fully rented up/down duplex in Cobblestone! A rare find with separate gas and electric meters. 3 beds 1 bath upstairs, 1 bed 1 bath downstairs. An original Dirham build this unit shows its quality throughout. Finished with tile entrances and kitchen backsplashes, upgraded cabinetry in kitchens and bathrooms, low E windows, and on-demand water heaters. Units have separate gas and electricity meters, entrances, heat, laundry and proper parking for both. Both units are currently rented.

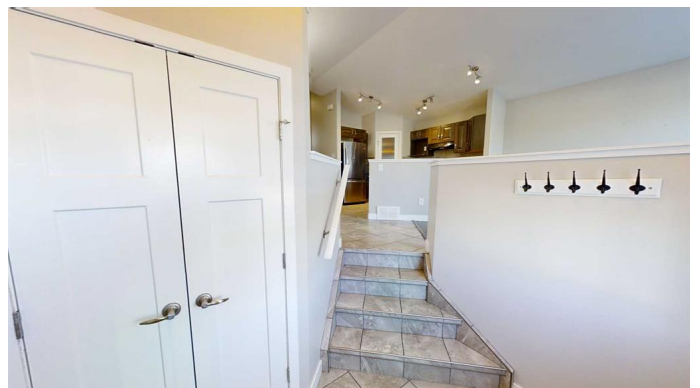
Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2232097               |
| Price          | \$432,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,483                  |
| Acres          | 0.09                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Detached               |
| Style          | 4 Level Split, Up/Down |
| Status         | Active                 |

## Community Information

Address 9422 88 Street



|             |                |
|-------------|----------------|
| Subdivision | Cobblestone.   |
| City        | Grande Prairie |
| County      | Grande Prairie |
| Province    | Alberta        |
| Postal Code | T8X 0H2        |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Parking Spaces | 4                                        |
| Parking        | Off Street, Parking Pad, Shared Driveway |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Pantry, Tankless Hot Water |
| Appliances        | See Remarks, Other                                             |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Has Basement      | Yes                                                            |
| Basement          | Finished, Full, Suite                                          |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None, Other                                  |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 69              |
| Zoning         | RS              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.