

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

MLS® #A2247661

**\$449,900**

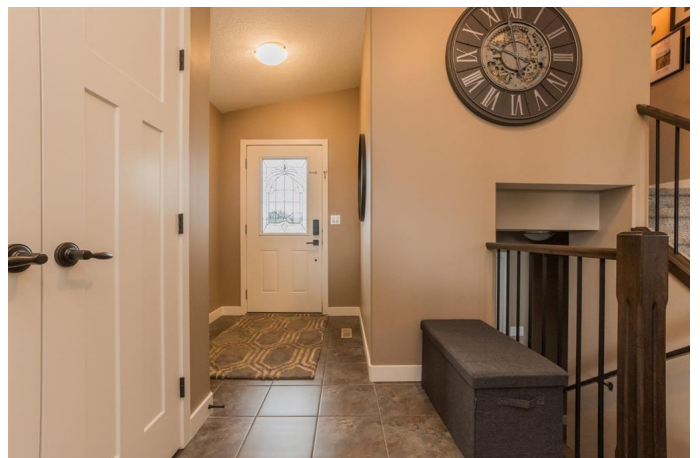
4 Bedroom, 3.00 Bathroom, 1,187 sqft  
Residential on 0.10 Acres

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 & 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	4
Zoning	RS

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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