



GRASSROOTS
REALTY GROUP

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9801 89 Street
Grande Prairie, Alberta

MLS # A2254840



\$389,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, and all window coverings.

Modern 2 story family home with nice curb appeal with a front covered veranda and plenty of windows located on a quiet street in Cobblestone! This open floor plan features a spacious living room in the front of the home open to kitchen with large island, walk-in pantry and dining area, and also a half bath. Upstairs boasts 3 bedroom and 2 bathrooms and second floor laundry. Master bedroom features a large walk-in closet and full 3 piece ensuite. Full undeveloped basement is ready for your own plans. Yard is landscaped with a large rear deck and concrete parking pad off the alley. Not many choices like this on the market right now. Take a look.