



**GRASSROOTS**  
REALTY GROUP

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9810 89 Street  
Grande Prairie, Alberta

MLS # A2263252



**\$420,000**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Modern Modified Bi-Level | 3 Beds | 2 Baths | Built in 2019/2020 Welcome to your future home in the beautiful community of Cobblestone, Grande Prairie! This well-maintained modified bi-level, built in 2019/2020, is perfect for a growing family looking for comfort, space, and convenience. Property Features: RMS Size: 1,401 Sq. Ft. Lot Size: 4,263 Sq. Ft. (East-facing, rectangular lot) Garage: 21' x 24' heated garage (gas heater installed) Deck: 10' x 10' pressure-treated deck with natural gas BBQ hookup Yard: Fully fenced & perfect for kids or pets Basement: Undeveloped & ready for your custom touch Bedrooms: 3 spacious bedrooms Bathrooms: 2 full bathrooms Flooring: Durable vinyl plank flooring throughout, with tile in foyer, bathrooms, and kitchen backsplash Appliances: All included Title Type: Fee Simple Zoning: RG Possession: Immediate Location & Amenities: Situated in a family-friendly neighborhood, this home is within walking distance to: Riverstone School FreshCo, Shoppers Drug Mart, and other local amenities Parks, walking trails, and public transit This clean and modern home offers excellent value in one of Grande Prairie's most sought-after neighborhoods. With an undeveloped basement, there's potential to add more living space or a rental suite(with required permit approvals). The heated garage, natural gas BBQ hookup, and fully fenced yard make it move-in ready and perfect for year-round comfort.