



**GRASSROOTS**  
REALTY GROUP

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9614 89 Street  
Grande Prairie, Alberta

MLS # A2099435

**\$474,900**



Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,405 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5yr or 7yr Building Envelope, 10yr Structural, Real Property Report

Dirham Homes Job# 2217 - 'The Lexus II' - THIS GORGEOUS MODIFIED BI-LEVEL LOCATED IN COBBLESTONE BOASTING 1405 SQFT, MAIN FLOOR FEATURES 2 GOOD SIZE BEDROOMS, 4PC BATH, LARGE KITCHEN WITH WALKIN PANTRY, LARGE EAT AT ISLAND, DINING AREA WITH ACCESS TO FUTURE DECK, LIVING AREA HAS FIREPLACE FEATURE FOR THOSE CHILLY WINTER DAYS!! UPSTAIRS YOU WILL FIND THE LARGE MASTER BEDROOM WHICH FEATURES A 5PC ENSUITE - HIS AND HER SINKS, WALKIN SHOWER, FREE STANDING TUB AND WALKIN CLOSET!! DOWNSTAIRS IS PARTIALLY FINISHED BUT IS DESIGNED FOR A 4TH BEDROOM, LARGE FAMILY AREA, LAUNDRY, 4PC BATH, STORAGE SPACE, 5TH BED/OFFICE!! CLOSE TO SCHOOL, SHOPPING AND WALKING TRAILS!! THIS IS A DEFINITE MUST SEE! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GST included in the price with rebate back to the builder. Builder has the RIGHT to make Changes and ONLY details on the Schedule A can assure final build specifications.