



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**9805 89A Street
Grande Prairie, Alberta**

MLS # A2122073



\$529,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,885 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(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# 2214 - 'The Wexford' - ONE OF DIRHAM HOMES NEWEST PLANS!! This Stunning 2 Storey home boasts 1885 sqft with modern finishes throughout and located in Cobblestone!! When you enter this home you will find a welcoming entry, powder room, main floor laundry, access to the Double Car Garage, LARGE Kitchen with walkin pantry, LARGE eat at Island, Dining Area with access to the backyard and LARGE Living Room with a Fireplace feature!! As you go upstairs you will find a LARGE Family Area/ Bonus Room, 2 Good size Bedrooms, 4pc Main Bathroom, Master Bedroom which features walkin closet and a 5pc Ensuite!! The basement is not developed however it does have room for a 4th Bedroom, 4pc Bathroom and a LARGE Family Area!! This home is close to Riverstone Elementary, close to shopping and walking trails!! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Building for Over 30 Years. GEST 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. THIS IS A DEFINITE MUST SEE!!