

**9729 89A Street
Grande Prairie, Alberta**

MLS # A1199072

\$469,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,405 sq.ft.	Age:	2021 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	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:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, 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# 2119 - The Lexus II - This Elegant Modified Bi-level boasts 1405sqft which is located on a corner lot in Cobblestone!! The main floor features vaulted ceilings, 2 Bedrooms, 4pc Bathroom, Living Area which has a fireplace feature, the Dining Area which also gives access to the deck and backyard, the Kitchen has a LARGE EAT AT ISLAND great for Entertaining!! The Master Bedroom is located upstairs over the garage which features Walkin Closet and a 4pc Ensuite! The basement is not developed however there is room for a 4th and 5th Bedrooms, 4pc Bathroom, LARGE Family Area, and tons of room for STORAGE!! 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 Schedule A can assure final build specifications.