

**9613 89A Street
Grande Prairie, Alberta**

MLS # A2019320

\$489,900



Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	2022 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

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:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

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

DIRHAM HOMES SPRING BONUS PACKAGE - NOW Includes 4 Appliances (Stainless Steel), a 10' x 12' Wood Deck, Wood Railings, Wood Stairs and BONUS \$1,000 including GST Improvement Allowance Dirham Homes Job 2121 - 'The Ellington II' THIS IMMACULATE 2 STOREY PLAN IS LOCATED IN COBBLESTONE!! This home boasts 1624 sqft. The main floor features a Great Room with a Fireplace Feature, Dining Area with access to the backyard, Kitchen with LARGE Island and ample of cabinets, 2 pc bath and Main Floor Laundry. The upstairs features 2 Bedrooms, 4pc Main Bathroom, Master Bedroom features a 5pc Ensuite and Walkin Closet! Upgraded finishes throughout which creates a look you can appreciate!! Basement is undeveloped however it does have room for a 4th Bedroom, Family Area and 4pc Bathroom!! High Efficient Furnace, Energy Efficient Low-E-Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Builder for Over 20 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.