

9725 89A Street  
Grande Prairie, Alberta

MLS # A2234107



**\$479,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Cobblestone  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,550 sq.ft.   | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                   |               |                  |
| <b>Lot Size:</b> | 0.11 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Level, Treed, Yard Drainage |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Central, High Efficiency, Exhaust Fan, Fireplace Insert, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Concrete, Laminate                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | RS |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |

**Features:** Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** Select furnishings are negotiable

For more information, please click Brochure button. Welcome to this well maintained home with manicured lawns and mature trees, fully fenced rear yard with deck in a quiet neighborhood close to schools, transit and shopping. This 1,550 square foot two storey is fully finished and includes basement and a two-car garage. The design boasts a unique foyer featuring a vaulted ceiling and open staircase. The main floor has a powder room, large closet and open concept living, dining and kitchen with sliding doors leading to the deck. The kitchen has quartz countertops and a large island with flush eating bar. The living room is centered around a gas fireplace and has tons of natural light. Upstairs, there are three spacious bedrooms, with built in display shelving and the practical convenience of a laundry room. The primary bedroom has added features of a walk-in closet and ensuite with dual sink and vanity. The windows in the primary bedroom have a UV heat reflective coating. The basement is developed and includes a 3 pc bathroom, utility room with plenty of storage and a large open family room with custom cabinetry. The furnace is natural gas and the home has central air conditioning. Appliances included are washer, dryer, stove (new in 2024), dishwasher (new in 2022), fridge and microwave. Window coverings included.