

**9614 89A Street  
Grande Prairie, Alberta**

**MLS # A2137050**



**\$414,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,715 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity, Natural Gas, Phone, Water
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer and Dryer

Awesome family home inside and out, in a very nice area in Cobblestone! 3 beds, 2.5 baths, and newly built 2017. Eye-catching curb appeal with the clay colored siding, ironstone aluminum trim and stone accents. Sleek modern interiors with quality laminate flooring. Tons of cabinetry in the practical kitchen, beautiful crown moulding, mosaic backsplash and granite countertops. Large family room area with a handsome masonry fireplace with built-ins. Den/flex room, great option for an office or play area for kids. Upstairs are three generous bedrooms and laundry, including a master with four-piece ensuite. Energy efficient build with triple pane windows. Double attached garage with quality Ranchcraft overhead door. Step out the deck and enjoy a generous yard, fully fenced and landscaped. Plus there's room to grow - basement ready for your final layout. Turn this into your dream fully developed home, ask your mortgage broker about a cost + mortgage and build that basement financing right into your mortgage. Skip the hassle of a new build - here there's no need for new fence, landscaping front and back, already done, you can just enjoy the home! Super close to shopping, schools and amenities, too - Book your tour TODAY!