TheresaCallioux
Sutton Group Grande Prairie Professionals

780-296-5892
sellwiththeresa@gmail.com

9702 89 Street
Grande Prairie, Alberta

MLS # A2141917

$464,900

Division:	Cobblestone
Type:	Residential/House
Style:	2 Storey
Size:	1,514 sq.ft.
Age:	2022 (2 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	See Remarks

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:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, 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# 2210 - 'The Meadowbrook II' - This Excellent 2 Storey Plan boasts 1514sqft!1 Open Concept, Entertaining Kitchen with LARGE Island, Pantry, Quartz Countertops, TONS Of Cabinets, Dining Area, Living Area has a Fireplace Feature as well as access to future Deck and Backyard, Mud Room with Wall Hooks and Bench, Upstairs Laundry, area just a few features to list!! 2 GOOD Size Bedrooms, 2.5 Bathrooms, Master Bedrooms Features LARGE walkin closet, 4pc Ensuite which includes walkin Shower and His and Her Sinks!! Upgraded finishes inside and out creates for a look you can Appreciate!! The basement is not fully developed, however there is room for a 4th Bedrooms, 4pc Bath, Family Room and tons of Storage!! This Gorgeous Home is located in Cobblestone - Close to Riverstone School, Shopping, , Walking Trails and More!! 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.