

**9702 89 Street**  
**Grande Prairie, Alberta**

**MLS # A2168573**



**\$464,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 DECK, FENCE, & SOD INCLUDED - This BRAND NEW 2-storey home offers modern comfort and convenience with 3 spacious bedrooms, 2.5 bathrooms, and a smart floor plan that caters to family living. The main floor features a bright and open layout, perfect for entertaining or relaxing. The contemporary kitchen includes quartz countertops & plenty of storage. Flowing effortlessly into the dining and living areas, it creates a warm and inviting space for family gatherings with a feature fireplace. A convenient half bath on the main level adds extra functionality. You have a custom mudroom with bench & hooks. Upstairs, you'll find all three bedrooms, including a luxurious primary with a private 4pc ensuite bathroom. The upstairs laundry adds practicality and ease to your daily routine. The two additional bedrooms and full bathroom complete the upper floor. Your basement is undeveloped and ready for your imagination adding a 4th bedroom, a bathroom and rec room or living space. This home is located in a great neighbourhood near amenities, including the Riverstone school, grocery, shopping, and parks, offering you the perfect balance of comfort and convenience. Don't miss out on this fantastic opportunity to own a brand new home in an unbeatable location!