



**9801 89A Street**  
**Grande Prairie, Alberta**

**MLS # A2153374**



**\$499,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, 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# 2215 - 'The Madison'- One of Dirham's Newest Plans!! This Modified Bi-Level boasts 1587sqft located on a CORNER LOT in Cobblestone!! Open Concept Plan! Main floor features high ceilings, tons of windows to let all that natural light in, 2 Good Size Bedrooms and 4pc Bath! You will also find on the main floor the Kitchen which features a LARGE Eat at Island, tons of cabinets and pantry. The Dining area has access to the back yard and the Living area has a fireplace feature as well! The Master Bedroom is located above the DOUBLE CAR GARAGE featuring a walkin closet and a 5pc Ensuite! The basement is not developed however; it has room for a 4th Bedroom, 4pc Bathroom, Laundry Room, tons of storage and LARGE Family Area! This home is close to Riverstone Elementary, shopping, walking trails and more! THIS IS A DEFINITE MUST SEE!! Book your Private showing today!