TALLON JEBB
REAL ESTATE

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9805 89A Street
Grande Prairie, Alberta

MLS # A2122073

$529,900

Division:	Cobblestone
Type:	Residential/House
Style:	2 Storey
Size:	1,885 sq.ft.
Age:	2022 (2 yrs old)
Beds:	3
Baths:	2 full / 1 half
Garage:	Double Garage Attached
Lot Size:	0.11 Acre
Lot Feat:	Back Yard, Front Yard

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: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, 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# 2214 - 'The Wexford' - ONE OF DIRHAM HOMES NEWEST PLANS!! This Stunning 2 Storey home boasts 1885 sqft with modern finishes throughout and located in Cobblestone!! When you enter this home you will find a welcoming entry, powder room, main floor laundry, access to the Double Car Garage, LARGE Kitchen with walkin pantry, LARGE eat at Island, Dining Area with access to the backyard and LARGE Living Room with a Fireplace feature!! As you go upstairs you will find a LARGE Family Area/ Bonus Room, 2 Good size Bedrooms, 4pc Main Bathroom, Master Bedroom which features walkin closet and a 5pc Ensuite!! The basement is not developed however it does have room for a 4th Bedroom, 4pc Bathroom and a LARGE Family Area!! This home is close to Riverstone Elementary, close to shopping and walking trails!! 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. THIS IS A DEFINITE MUST SEE!!