



**GRASSROOTS**  
REALTY GROUP

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9617 89A Street  
Grande Prairie, Alberta

MLS # A2273571



**\$579,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Cobblestone            |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 1,973 sq.ft.           | Age:   | 2022 (3 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.12 Acre              |        |                  |
| Lot Feat: | Back Yard              |        |                  |

|             |                                                                                              |            |    |
|-------------|----------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas                                                                      | Water:     | -  |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                    | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                              | Condo Fee: | -  |
| Basement:   | Full                                                                                         | LLD:       | -  |
| Exterior:   | Vinyl Siding                                                                                 | Zoning:    | RS |
| Foundation: | Poured Concrete                                                                              | Utilities: | -  |
| Features:   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |            |    |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Control, AC, playcenter, gazebo, curtains & rods

Step into luxury and comfort with this stunning 2-storey home, crafted to impress from the moment you walk in. Featuring 3 generous bedrooms, 2.5 beautifully finished bathrooms, and a layout designed for modern living, this home truly checks every box. The main floor boasts a bright, open-concept design perfect for hosting, with spacious front entry, a stylish kitchen showcasing quartz countertops, sleek cabinetry, a central island with eating bar, and a walk-in pantry—everything you need to entertain with ease. The living and dining spaces are flooded with natural light, creating the perfect backdrop for family gatherings or cozy nights in. A convenient half bath and main-floor laundry make everyday living effortless located just off garage access. Upstairs, escape to your private primary suite, complete with a spacious closet, large window and a spa-inspired 5-piece ensuite. Two additional great sized bedrooms and a full bathroom ensure everyone has space to relax. The bonus room above the garage adds valuable flexibility—ideal for a media room, playroom, or home office. Dbl attached garage offers ample parking and storage, while the home’s prime location provides easy access to schools, parks, shopping, and all amenities. The unfinished basement is a blank canvas with potential for a fourth bedroom, another bathroom, and a large family room. Complete with all high-end appliances, blinds/curtains, AC as well as a fenced & landscaped backyard with 15x16' deck and included gazebo! This is the perfect opportunity to own a beautifully maintained & move-in-ready home that delivers style, function, and unbeatable value.