



GRASSROOTS

REALTY GROUP

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

MLS # A2304584



\$599,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,587 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning, fully reimagined home that blends modern design with everyday comfort. This beautifully redesigned 2022 Built Modified Bi-level offers nearly 1,600 sq ft of thoughtfully curated living space and showcases magazine-worthy finishes throughout, professionally styled by an interior decorator plus a fully finished basement. Step inside to discover an exquisite interior featuring upgraded flooring, custom craftsman cabinetry, quartz countertops, and a striking selection of upgraded lighting and plumbing fixtures. Every detail has been carefully chosen to create a cohesive and elevated aesthetic. The main level offers three generously sized bedrooms, each enhanced with stylish feature walls and designer touches, along with three well-appointed bathrooms. The fully finished basement provides additional living space perfect for relaxing or entertaining. Situated on a large corner lot, this home delivers exceptional curb appeal with an upgraded window package, mature trees, and a fully fenced yard. Enjoy outdoor living on the spacious deck with concrete skirting, or gather around the firepit area for cozy evenings. The finished garage is equally impressive, complete with an epoxy floor, GRG heater, and built-in storage cabinets—perfect for both function and style. **GEM STONE LIGHTS INSTALLED!** Custom remote blinds (\$13k), custom paint and feature walls, New Upgrade Appliances to name a few more features..... **NO EXPENSES SPARED!** This home is truly second to none, offering the added peace of mind of remaining structural warranty coverage. Flexible possession and impeccably finished—prepare to be wowed and call this YOUR Home!