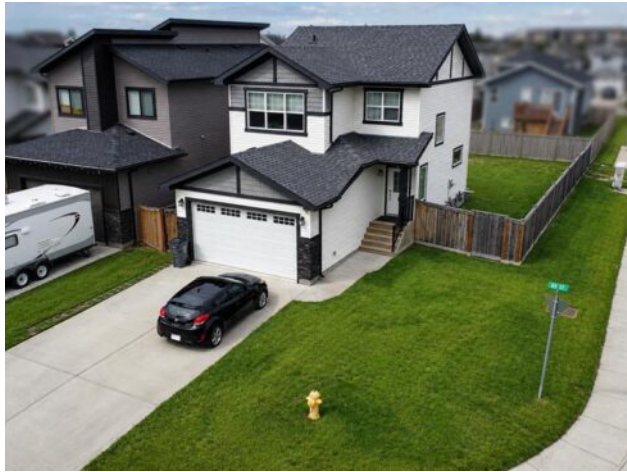




**9714 89 Street  
Grande Prairie, Alberta**

**MLS # A2322575**



**\$439,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Pantry, See Remarks		

**Inclusions:** None

Welcome home to this beautifully maintained, move in ready property in Cobblestone! Situated on a large corner lot, this 3 bedroom, 2.5 bath home is ready for new owners. The bright, open main floor is flooded with natural light thanks to the abundance of oversized windows, creating a warm and welcoming vibe. The spacious kitchen offers plenty of room to cook, gather, and entertain, while the convenient half bath completes the main level. Upstairs, you'll find all three bedrooms, including a generous primary suite featuring a walk in closet and private full ensuite. The upstairs laundry room adds extra convenience to your daily routine. Stay comfortable year round with central air conditioning, and enjoy the heated double attached garage during the colder months. Outside, the fully fenced yard offers a large back deck, RV parking with a gate for easy access, and plenty of space to enjoy the outdoors. The undeveloped basement provides endless potential to create the additional living space you've been dreaming of. If you're looking for a clean, modern home that's truly move in ready, this Cobblestone gem is one you won't want to miss.