

9713 89 Street
Grande Prairie, Alberta

MLS # A1003012



\$334,900

Division:	Cobblestone		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Dirham Homes Warranty 1 Year, Alberta New Home Warranty 2 Year Supply and Distribution Systems, 5 yr or 7 yr Building Envelope, 10 yr Structural, Real Property Report.

Dirham Homes JOB# 1904 'Carmella II - Urban Series' - Charming and Contemporary 2 Storey Home has exquisite curb appeal with a front covered veranda, plenty of windows, no REAR NEIGHBORS located in Cobblestone! This floor plan features a spacious living room in the front of the home with open and stylish kitchen with eat up island, gorgeous backsplash and ample cabinets! Upstairs boasts 2 bedrooms, Main bathrooms and Master bedroom which features a walkin closet and full ensuite. Builder has the right to make changes and only details on contract Schedule 'A' can assure final build specifications. Colour selections may be made if early enough in the construction schedule. GST included in the price with rebate back to the builder. Grande Prairie's leading local builder for over 30 years! *FRONT SOD INCLUDED* GARAGE OPTION WILL BUILD TO SUIT*