

9817 89 Street
Grande Prairie, Alberta

MLS # GP213419

\$429,900



Division:	Cobblestone		
Type:	Full Duplex		
Style:	Up/Down		
Size:	1,157 sq.ft.	Age:	2019 (1 yrs old)
Beds:	3 up / 2 down	Baths:	3
Possession:	Negotiable		
Garage:	-		
Driveway:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	-
Basement:	Full	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	None	Maintenance Fee:	-
Features:	-		

Inclusions: -

Dirham Homes Job 1905 'Caitlynn' 2 SUITES IS ALWAYS BETTER THAN 1 - WHEN WE ARE TALKING CASH FLOW!!! This LEGAL UP/DOWN BOASTS SIZE AND MODERN FEATURES WHICH IS SURE TO HELP YOU GET TOP RENTS IN ANY MARKET!!! 3 BEDROOMS AND 2 BATH UPPER SUITE with open Living Area, Dining Nook, well equipped and open Kitchen design with ample cabinets and island space, 2 Bedrooms and Master Bedroom which has double closets and 3pc ensuite. Downstairs SUITE features 2 MORE bedrooms, living area, kitchen and bathroom. High Efficiency Furnace, Energy Efficient Low-E Argon Windows, Energy Efficient Light Bulbs. Grande Prairie's Leading Builder Over 30 Years. GST included in the price with rebate back to the builder. Builder has the Right to make Changes and Only Details on Schedule 'A' can assure final build specifications.