

**9805 89A Street**  
**Grande Prairie, Alberta**

**MLS # A2168548**



**\$529,900**

<b>Division:</b>	Cobblestone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,885 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

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

Dirham Homes Job #2214 - The Wexford - DECK, FENCE & SOD INCLUDED - Discover modern living at its finest in this brand new 2-storey home, offering 3 spacious bedrooms, 2.5 bathrooms, double car garage and a thoughtfully designed floor plan perfect for family living. The main floor welcomes you with an open-concept layout, featuring a bright living and dining area that flows seamlessly into the stylish kitchen, complete with ample storage with a walk in pantry. A convenient half bath and main floor laundry make everyday living easy and efficient. Upstairs, the home offers a luxurious primary bedroom with a 5pc ensuite bathroom, alongside two generously sized bedrooms that share a well appointed full bathroom. The real standout on the second floor is the huge bonus room, offering endless possibilities for use—whether as a media room, playroom, home office, or additional living space. This home is designed for both comfort and functionality, making it the perfect place to create lasting memories. Don't miss your chance to own this incredible property!