

**9706 89A Street
Grande Prairie, Alberta**

MLS # A2298274



\$485,000

Division:	Cobblestone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,249 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s)		
Inclusions:	N/A		

Beautifully maintained 2019 modified bi-level offering a bright, modern feel throughout with fresh paint and clean, consistent finishes. The main level features an open-concept layout filled with natural light and highlighted by a stunning coffered ceiling that adds depth and character, anchored by a stylish kitchen complete with quartz countertops, a large island, and updated appliances. Two bedrooms and a full 4-piece bathroom finish off the main level, while the living and dining areas flow seamlessly with direct access to the back deck, creating a great setup for both everyday living and entertaining. Upstairs, the private primary retreat offers a quiet escape with its own ensuite and walk-in closet. Downstairs is partially finished with framing and electrical already completed, giving you a strong head start to add your own finishing touches and build equity. Complete with a double attached garage and located in a desirable neighbourhood, this home offers the perfect blend of modern design, functional layout, and future potential. Book your viewing today!