

# **\$479,000 - 9725 89a Street, Grande Prairie**

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MLS® #A2234107

**\$479,000**

3 Bedroom, 4.00 Bathroom, 1,550 sqft

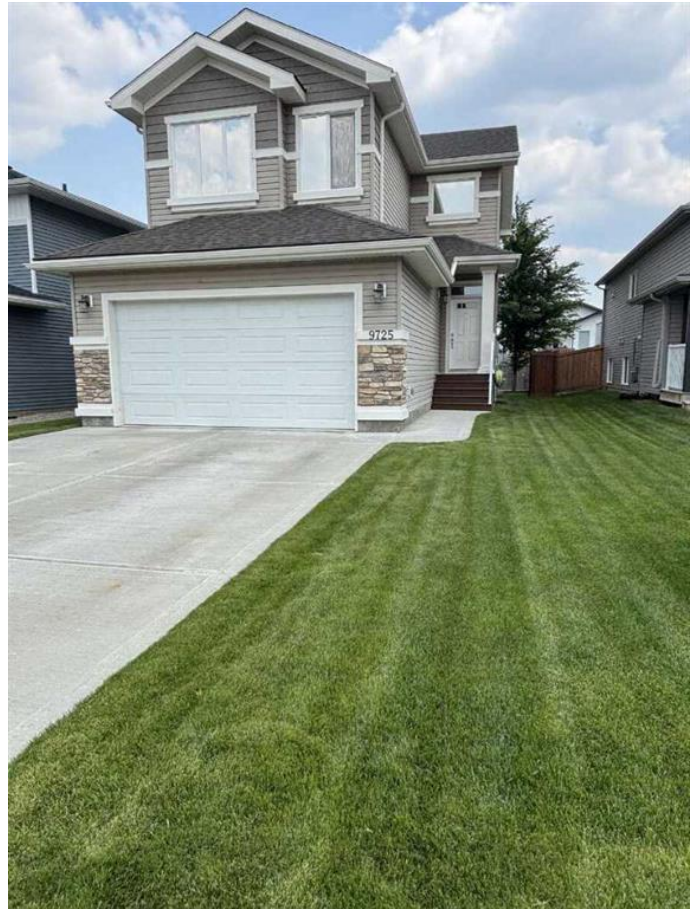
Residential on 0.11 Acres

Cobblestone., Grande Prairie, Alberta

For more information, please click [Brochure button](#).

Welcome to this well maintained home with manicured lawns and mature trees, fully fenced rear yard with deck in a quiet neighborhood close to schools, transit and shopping. This 1,550 square foot two storey is fully finished and includes basement and a two-car garage. The design boasts a unique foyer featuring a vaulted ceiling and open staircase. The main floor has a powder room, large closet and open concept living, dining and kitchen with sliding doors leading to the deck. The kitchen has quartz countertops and a large island with flush eating bar. The living room is centered around a gas fireplace and has tons of natural light. Upstairs, there are three spacious bedrooms, with built in display shelving and the practical convenience of a laundry room. The primary bedroom has added features of a walk-in closet and ensuite with dual sink and vanity. The windows in the primary bedroom have a UV heat reflective coating. The basement is developed and includes a 3 pc bathroom, utility room with plenty of storage and a large open family room with custom cabinetry. The furnace is natural gas and the home has central air conditioning. Appliances included are washer, dryer, stove (new in 2024), dishwasher (new in 2022), fridge and microwave. Window coverings included.

Built in 2018



## Essential Information

MLS® #	A2234107
Price	\$479,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,550
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

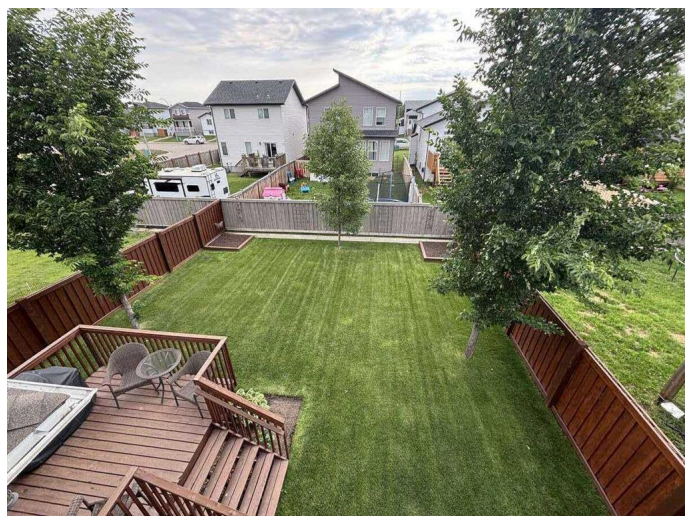
Address	9725 89a Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X 0R2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Bar Fridge, Electric Range, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, High Efficiency, Exhaust Fan, Fireplace Insert, Natural Gas
Cooling	Central Air
Fireplace	Yes



# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Treed, Yard Drainage
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	11
Zoning	RS

### Listing Details

Listing Office	Easy List Realty
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