

\$420,000 - 9810 89 Street, Grande Prairie

MLS® #A2263252

\$420,000

3 Bedroom, 2.00 Bathroom, 1,401 sqft

Residential on 0.10 Acres

Cobblestone., Grande Prairie, Alberta

Click brochure link for more details. Modern Modified Bi-Level | 3 Beds | 2 Baths | Built in 2019/2020

Welcome to your future home in the beautiful community of Cobblestone, Grande Prairie! This well-maintained modified bi-level, built in 2019/2020, is perfect for a growing family looking for comfort, space, and convenience.

Property Features:

RMS Size: 1,401 Sq. Ft.

Lot Size: 4,263 Sq. Ft. (East-facing, rectangular lot)

Garage: 21' x 24' heated garage (gas heater installed)

Deck: 10' x 10' pressure-treated deck with natural gas BBQ hookup

Yard: Fully fenced "perfect for kids or pets"
Basement: Undeveloped "ready for your custom touch"

Bedrooms: 3 spacious bedrooms

Bathrooms: 2 full bathrooms

Flooring: Durable vinyl plank flooring throughout, with tile in foyer, bathrooms, and kitchen backsplash

Appliances: All included

Title Type: Fee Simple

Zoning: RG

Possession: Immediate



Location & Amenities:

Situated in a family-friendly neighborhood, this home is within walking distance to:

Riverstone School
FreshCo, Shoppers Drug Mart, and other local amenities
Parks, walking trails, and public transit

This clean and modern home offers excellent value in one of Grande Prairie’s most sought-after neighborhoods. With an undeveloped basement, there’s potential to add more living space or a rental suite(with required permit approvals). The heated garage, natural gas BBQ hookup, and fully fenced yard make it move-in ready and perfect for year-round comfort.

Built in 2019

Essential Information

MLS® #	A2263252
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,401
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	9810 89 Street
Subdivision	Cobblestone.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8X0R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative, Insert
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	20
Zoning	RS

Listing Details

Listing Office	Honestdoor Inc.
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